

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular **Planning Commission Meeting on Thursday, June 1, 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. **Dan Steele – Excavation and Grading Plan – CE-1 Zone**
- Review and Discussion
2. **Ken Harris Subdivision – Alvin Harward**
- Review and Discussion – Alvin Harward
3. **Oak Hills Estates, Plat D – R.L.**
- Review and Discussion – Ken Young
4. **Crestview Estates – Final Plat – Eric Allen**
- Review and Discussion – Ken Young
5. **Elk Ridge Meadows Preliminary Plat – Phases 1 and 2 (minus townhomes)**
- Review and Discussion – Ken Young
6. **Planning Commission Business**
- Vacancies
- Certified Planner Seminar
7. **Proposed Ordinance regarding Street Standards in Hillside Developments with Steep Slopes.**
- Review and Discussion – Russ Adamson
8. **Perpetual Road Fund Proposed Ordinance – for curb and gutter, etc.**
- Review and Discussion
9. **City Council Meeting Update**
10. **Approval of Minutes of Previous Meeting, May 18, 2006**
- Review and Discussion – Ken Young
11. **Follow-up Assignments / Misc. Discussion**
- Agenda Items for June 12, 2006 Planning Commission Meeting

ADJOURNMENT

9:00 P.M.

Work Session: CE-1 and CE-2 -Critical Environment Zone Code

- Test Case – RL Yergensen Grading Plan – Ken Young
- PRDs – Chapter 14 – Article A
- MHDs – Chapter 14 – Article B

*Handicap Access Upon Request. (48 hours notice)

Dated this 25th 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 25th Day of May, 2006.



Planning Commission Coordinator

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ELK RIDGE PLANNING COMMISSION MEETING

June 1, 2006

TIME AND PLACE OF PLANNING COMMISSION MEETING ROLL CALL

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, June 1, 2006, 7:05 p.m., at 80 East Park Drive, Elk Ridge, Utah.

Commissioners: Chad Christensen, Dayna Hughes, Scot Bell, Shawn Eliot (20 min. late), Russ Adamson (5 minutes late)

Absent: Robert Wright

Others: Ken Young, City Planner
Anette Brigham, Brian Ewell, David Ewell, R.L. Yergensen, Lynn Thomsen, Randy Young, Bob Peavley

OPENING REMARKS & PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

The agenda order and content were reviewed. The commissioners had not received the Dan Steele excavation plat prior to the meeting and Ken Young, City Planner, had some concerns so this item was removed from tonight's agenda and moved to the June 15, 2006 meeting for consideration. The City Council Meeting Update was moved to the front of the agenda.

CHAD CHRISTENSEN MADE A MOTION TO APPROVE THE AGENDA WITH THE ABOVE MENTIONED CHANGES. VOTE: YES, ALL (4), NO, NONE (0), ABSENT (1): ROBERT WRIGHT, LATE (1) SHAWN ELIOT.

1. CITY COUNCIL MEETING UPDATE – Alvin Harward

Councilman Alvin Harward, reports the following from the May 23rd City Council Meeting:

- a. The Pigeon Ordinance was passed by the city council. The lot size minimum was brought down to 15,000 sq. ft.
- b. The Boswell Lot Split was approved and granted a sewer connection. No more such approvals can be made until the City has a signed sewer agreement with Payson.
- c. Alvin suggested when we make a zone change for the Haskell Subdivision, maybe we should change the whole area rather than do piece-meal the zone changes for each developer.

2. KEN HARRIS SUBDIVISION – PRELIMINARY PLAT

Alvin Harward: This is a little over 2-1/2 acres between Lakeview Drive and Oak Lane. In 1996 and 1997 Ken Harris actually received preliminary approval and water was purchased for these lots. In the R-1 20,000 zone 120 foot frontage is required. You will notice these lots are all around 103-foot frontage. As far as Lot 1 goes, there is a house on either side. This issue has gone to the Board of Adjustments and they have approved the frontages as shown. All the lots are larger than half acre.

The power line across the top of the property will be eliminated. At the cost of about \$80,000 it will be relocated. This is the only area in Elk Ridge that still has "above-ground" power. The reason the project previously never got final approval is at that time Mr. Harris did not want to pay the cost of relocating the power lines.

A decision made by the Board of Adjustments stays with the property and cannot be changed by the planning commission nor the city council. The Board of Adjustments are the only body who can make a change.

Ken Young: We may want to rethink the requirement of 120-foot frontages in that zone. There are several homes in that zone with smaller frontages.

CHAD CHRISTENSEN MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO RECOMMEND APPROVAL OF PRELIMINARY PLAT OF THE KEN HARRIS SUBDIVISION TO THE CITY COUNCIL. VOTE: YES: ALL (4), NO: NONE (0), ABSENT: (1), ROBERT WRIGHT, LATE (1) SHAWN ELIOT.

3. OAK HILLS ESTATES, PLAT D, PRELIMINARY PLAT – R.L. YERGENSEN

1. R.L. Yergensen: Jeff Budge, City Engineer, made a minor change. Ken Young: The request of City Engineer, Jeff Budge, was that we have some detail on the rock wall and the permeable geo-tech fabric that would go along the rock wall. This is now found on the right side of the sheet. Jeff was concerned that the rock wall be prepared sufficiently. He has reviewed the plat

CE-1 ZONE, THERE IS A CAUTION THAT THIS DEVELOPMENT DOES NOT FIT THE INTENT OF THE ZONE, BUT WITH THE HOLES IN OUR CODE WE HAVE NO WAY TO CHANGE IT. FUTURE DEVELOPMENTS IN THIS AREA WILL HAVE MORE SCRUTINY.

VOTE: YES: (4), NO: (1), SCOT BELL, ABSENT: (1), ROBERT WRIGHT.

Scot Bell voted “no” as he felt the engineer needed to re-evaluate the drainage.

**4. CRESTVIEW
ESTATES, FINAL
PLAT – ERIC ALLEN**

Eric Allen was not present. Lynn Thomsen represented the group as Eric Allen and his partner are out of town. The floor was opened to questioning by the commissioners.

1. Shawn Eliot: It states in the staff report that accompanied the final plat full-width improvements on Park Drive. The plat does not show that. Lynn Thomsen: I believe the full-width improvements are required. On the plat map it states “future curb by others.” Lynn Thomsen: The City was to be responsible on one end to tie it in. Ken Young: Was it the mayor that had the discussion with you (Lynn Thomsen) regarding the width, there was some sharing because of the City property. I wish I had that information in front of me. I think it was the curb itself. I know that there was some agreement for sharing but the rest of the road and the sump will be installed by this developer. There will be no curb on the City side until the City is prepared to repair the curb and put it to the alignment they want on City property. Scot Bell: The developer should put in the curb and let him re-cupe the expenses from the City over the next 30 years. Ken Young: I think we need to get some clarification. I can’t remember who the Mayor spoke with but I know there was some discussion about what the City was ultimately going to expect.

Lynn Thomsen: My understanding was that it was full-width curb and gutter with the exception of where the water line from the water tower was to tie in.

2. Ken Young: Maybe what we need to do is have this plat corrected to show curbing installed and the City can work with the development as it occurs to determine where that break needs to happen. Shawn Eliot: Tell me this, we are asked to approve this contingent on the sewer connection, so does it hurt to put it off two weeks? Ken Young: No, it doesn’t, they have gone as far as they can after tonight. After tonight it is just going to sit until we are ready to go with the sewer. There is time for corrections. If you feel something needs to be amended. The information for full-width improvement is being shown on the preliminary plat. Tonight we are recommending for approval the final plat. What we could do is just make a recommendation to make correction on the preliminary plat regarding the improvements. Lynn Thomsen: But approve it on that basis? Chad Christensen: What if we just recommend approval subject to these conditions. Ken Young: There wouldn’t be a problem to instead, have that notation put on the final plat.
3. Shawn Eliot: On the recommendation sheet, it states that they will not approve final plat until Payson has begun construction on the new sewer system. I thought it was until they sign a contract? Ken Young: I have heard it going back and forth. I guess it will ultimately be the Mayor or the City Council who will determine when they are comfortable giving approval on these. We will bring it forward to the City Council for approval as soon as we get the OK that this is the time to do it.
4. Shawn Eliot: I also noticed on the Preliminary Plat, page 2, it states the zoning is R-1 12,000. I believe it is R-1 15,000. Ken Young: That doesn’t change the zoning. That is an error, but an insignificant one.
5. Shawn Eliot: Note 5 on the preliminary plat, page 2 says “LOTS 1 THRU 8, FRONTING ON PARK DRIVE, SHOULD HAVE ACCESS BY WAY OF CURCULAR DRIVE, HAMMERHEAD OR SIMILAR DRIVEWAY....” I guess I would like to make it stronger and have it read “MUST HAVE.” Ken Young: Let me just caution you, again, unless you want to have that as something on the final plat, we are not amending the preliminary plat tonight.
6. Shawn Eliot: The last thing I would like to bring up, as Dayna mentioned earlier, is that Type B curb and gutter be recommended, contingent on the City Council approving that.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE CRESTVIEW ESTATES FINAL PLAT WITH THE CONDITIONS THAT:

1. THE FULL-WIDTH IMPROVEMENTS ARE SHOWN ON THE FINAL PLAT FOR PARK DRIVE
2. THAT THE FINAL PLAT INCLUDE IN NOTE 5 THAT LOTS 1 THRU 8 “MUST” HAVE ACCESS BY WAY OF CIRCULAR DRIVE, HAMMERHEAD, OR SIMILAR DRIVEWAY..., AND
3. CURB AND GUTTER TYPE “B” BE USED, CONTINGENT ON THE CITY COUNCIL APPROVING THAT NEW STANDARD.

VOTE: YES: ALL (5), NO: NONE (0), ABSENT: (1), ROBERT WRIGHT

**5. ELK RIDGE
MEADOWS,
PRELIMINARY PLAT
– RANDY YOUNG**

1. Ken Young: The Mayor looked at the chicains, and I am not sure we are going to end up with them. There is enough concern at the city council level. At technical review level it was determined we liked them. Kent Haskel, in Public Works, has no concerns. We will put it forward again and see if the city council approves. I, personally, think it is good planning and traffic calming. Shawn Eliot: With the Type “B” curbing, tire damage won’t be an issue. At present, Cougar Circle necks down to about the size of a chicain, so we already have some places in the city that do that. This also helps prevent people cutting corners. It seems like a great aesthetic way to cut down on some of the traffic problems in the City. Many other cities do it.
2. Ken Young: You should have received 3 sheets. The first shows the two phases together and the next two sheets show each phase individually with more detail. I’ll point out a few things I have noticed:
 - a. Street Names: There are a few street names that may be of concern. There is no exact duplication; but the duplication of part of the name may be of concern. As we have a “Cougar Court,” we may not want “Cougar Crossing.” As we have an “Elk Horn Drive,” we may not want “Big Horn Drive.” Dayna Hughes: Why are “Bear Hollow” and “Moose Meadows” two different roads? Randy Young: They don’t need to be. Shawn Eliot: As we have “Elk Meadows” and “Moose Circle,” make the whole road “Bear Hollow.” The east/west portion of “Fawn Drive” needs to have a separate name, maybe “Beaver Dam Lane.” Dayna Hughes: I think “Fawn Drive” could be changed to something more recognizable. We will come up with a suggestion.
 - b. Shawn Eliot: The street that says “1000 W. Street”.... Randy Young: That is wrong, just put a name on it. Ken Young: I think we should wait until we make the motion and include in the motion “fix the names of these streets.” Shawn Eliot: Just one other consideration. Ninety percent of our road names end in “Drive.” Maybe we could have some “Lanes, Places, Terraces,...” etc. Randy Young: “Quail Run” could take the place of “Fawn Drive.” Lots 45, 46, 47, and 48 could be named “Pheasant Hollow.” We could have a “Cub Circle.” Dayna Hughes: We could use “Skyhawk Way” as the new Salem High School’s mascot is Skyhawks. Shawn Eliot: Fox Crossing?
 - c. Ken Young: In that there are no homes along the street named 1000 West, just scratch that name off and don’t rename it.
 - d. Shawn Eliot: Regarding addressing, it has been approved that when we do street signs, we put the coordinates on the signs. I round them to the 1/10th. Randy Young: We will do that.
 - e. At our last meeting we proposed sidewalk standards and planter widths, lighting standards and signage standards to the city council. They will be looking at those next week. I don’t see anything on the plan about sidewalks? Randy Young: When we had our TRC meeting they said as it is not in code, you don’t have to have it. We chose not to have it. Shawn Eliot: We have talked about doing sidewalks all along with you and as it is a PUD we thought you were going to do it. Ken Young: There has been discussion about sidewalks but there is no City requirement. Shawn Eliot: Will you work with us on that if they approve this next week or are you just not wanting sidewalks? Randy

Young: Right now, I just want to go with the way we have this. We have talked about this but it was mentioned it was not really a standard. Shawn Eliot: What do you other commissioners think? Chad Christensen: I think that with a PUD that is one thing we could require. Shawn Eliot: The fact that we have talked about it up until now and we went as far as taking a standard forward to city council, it takes me back that there are no sidewalks. This is a whole new area that will be twice as dense as anywhere else in the city. Scot Bell: I tend to agree with Chad that we could require sidewalks in a PUD. I am not 100% convinced that this was the vision of the founders of our community. The trails do get you off the beaten path. Shawn Eliot: I don't know that we can require sidewalks, but we can negotiate them. I thought that was where we had been. Where are proposing lighting standards? You talked about lighting in the past, etc. These are things we want to do and they are going to City Council next week. Russ Adamson: As most of the homes have open space nearby do we need sidewalks? Ken Young: In documents that have been received, reviewed and approved there has not been anything showing sidewalks. It may have been a verbal discussion but we haven't as yet had anything on paper. Shawn Eliot: At our last meeting you even said concerning sidewalks, that we would widen a particular sidewalk from 6' to 10'. Shawn Eliot: We were told there would be sidewalks. This was one amenity we thought we had. I would like to work on that one. City council may adapt that but we will include that in our recommendation. We were told there would be sidewalks and that was part of this PUD..

- f. Shawn Eliot: What I see in our PUD code is that a PUD needs to be approved as a conditional use by the planning commission as a whole. Until we have the whole PUD, how can approve phases of it? Dayna Hughes: I read in the PUD code that it has to be submitted in Phases: I think we need details on all phases before we approve any of the phases. Shawn Eliot: It goes on to say that *all subdivisions of more than 10 lots or parcels shall have a phasing plan which specifies the timing of public improvements and residential construction. This plan must be submitted to the planning commission at or before the submission of the preliminary plan. This phasing plan shall include the number of units or parcels to be developed in each phase, the approximate timing of each phase, the timing on construction of public improvements and subdivision amenities to serve each phase whether on or off site and the relationship between public improvements in the current subdivision and the contiguous land previously subdivided.* Then it says you can request an amendment to the phasing plan.
- g. Randy Young: I think we have done that and shown those in concept. What I am intending on doing is both these phases will be preliminaried and finaled together.
- h. Shawn Eliot: I have a concern that as this development is a PUD and our code talks about that in a PUD we should have a list of what are the amenities – when are we getting the on and off-site improvements, such as the water tank. We don't have that information.
- i. Randy Young: I have a signed development agreement that states I will be doing the project in phases. At each phase we will contribute \$233,000 to the well system. That is what we will do. What you are seeing in this phase would be a \$466,000 contribution and the other phase will come at a later date. Shawn Eliot: What the code says is we need a phasing plan before the final plat, showing all phases. Ken Young: Randy, maybe what we need to do is to have you submit something that shows all of your property, and what each phase will include. Shawn Eliot: This is in Section 10-14-C-10 – under “Large-Scale Developments.”
- j. Shawn Eliot: Another concern I have is I have not seen a list of amenities and where they will go. At one time we asked if there was any playground equipment and were told: yes, we are going to put it somewhere. It is to the point now that we should have those details. We have seen no restrictive covenants. These are issues that concern me. This is a PUD. I see the parks and trails and they are good but there are other things. A lot of cities require at concept phase a list of such things as street lighting, sidewalks, etc.
- k. The last thing that I have is under Section 10-14-C-9, PUD Submission and Approval

Requirements. It basically says that there needs to be a neighborhood meeting. The developer has to send out letters to all property owners within 300 feet of the proposed development as well as all owners of residential property within ¼ mile. This covers a lot of the area of our town.

Notice of the meeting shall be delivered by the applicant at least one week prior to the date of the meeting. Phone calls or door-to-door contact are not considered neighborhood meetings. Such meetings shall be accomplished prior to the site plan being submitted to the City. The application for a site plan shall be submitted and shall include a list of all who were notified, a roster of attendees at the meeting and a copy of the minutes at the neighborhood meeting. We are supposed to take what happened at the meeting into consideration as we approve the plan.

- l. Randy Young: Let me back-track here. This has all been fluctuating over the 2-1/2 year process. We did have a neighborhood meeting where we did send out mailers a long time ago. Shawn Eliot: Right, but it has changed a whole lot since then. Randy Young: Then we got stuck at the concept plan for 6 months. I see what you are saying. Shawn Eliot: Our requirement is that before you get the plat done you have to have this meeting and I would assume that it is of the current one we are proposing, not of one done a few years ago. At this point we don't even know where the town homes are going to be and at this point we should know that in order to make our decisions.
- m. Dayna Hughes: I think it would be in everyone's best interest if we got some of these things written down on paper. I have been hearing "elk sculpture," "round-about," lots of things that disappear. That has been my concern. To be honest with you I have been a little timid because I have come in mid-process, to raise some of these concerns. It seemed like you and Ray (Brown) who was chairman of the planning commission had already done your thing and put those on paper. I asked Shawn if there was anything in the development agreement about these things. Scot Bell: There is nothing about sidewalks in the agreement, but the planning commission ultimately has to approve the development so there is some validity to Shawn's points, but when you listen to Ken there is no where that it talks about sidewalks. Dayna Hughes: Another comment that Shawn made that does concern me is that we are approving Phase 2 without anything regarding 7-9 units (townhouses) not shown.

Randy Young: May I share with you why this is not on this plan. Right now we are working with several town-home builders. I don't build town-homes. There will be several builders per phase. The builders will be doing the building. The layout may change in the town-home area depending on which town-homes they build. That is why we don't show that. We will be coming through with that detail fairly quick, once we choose the builder and town-home. This will be it's own Phase.

- n. Shawn Eliot: In your opinion, Ken, if we have to approve a PUD, don't we have to approve the whole PUD and know what we are getting in the PUD and all of that before we can start doing Phases of the PUD? Ken Young: I think what will suffice, and I don't know if there is verbiage in our code that will go against what I am saying, is that the conceptual plan has been brought forward, it becomes a part of this application. I think if in the phasing, we have a sheet that will show the phases of the entire project and at this point we are reviewing details of Phase 1 and 2. Phases 3, 4 and 5 or whatever can be in more detail at a later date, but if we at least show the entire project and what the other phased areas are, this would meet the intent of what we are looking at. Shawn Eliot: And I would add, what are the amenities, what are we getting in the PUD. We have the round-about and that is good. Randy Young: You have the trail, you have the 6-acre park. Ken Young: I think, Randy, what would be a good idea at this point, even though it is not being submitted as a plat, is to show what the concept plan has projected for each phase, so we tie that together. It would just show the concept layout of streets and lots and beyond a subdivision where we are getting things that are written down.
- o. Scot Bell: This is a large development. I think it is real easy to want to micro-manage every detail. I think there is a lot of detail. I personally would like to see the detail in Phases 3 and 4. To require every jot and tittle at this point of phase 3 and 4 is probably

not necessary. Shawn Eliot: I don't either but we need to know what we are getting. At concept plan we were talking about sidewalks, but it was not written down. Now, we are not talking about them. Ken Young: Right, we weren't necessarily saying there would be sidewalks everywhere else. That whole plan has changed since it went to city council. They liked the way it was previously, with open space areas on either side of the main drive. If we show the limited detail of Phases 3 and 4 and the more detailed Phase 1 and 2 on a plan so we have one whole PUD map at this point that should suffice.

- p. Anette Brigham: Concerning that requirement mentioned by Shawn, the initial public meeting that was held was a requirement for annexation and what he is talking about is written into the code. The initial public meeting had nothing to do with the development itself, but had to do with the annexation. Randy Young: There is truth to that, but we talked specifically about the density, so it was both. Shawn Eliot: No, annexation is a whole different issue. This code is saying that for a preliminary plan of a PUD you have to have a public hearing. It is such a big deal that it needs to have public scrutiny.
- q. Dayna Hughes: I totally agree with what Shawn is trying to do. He has a lot of experience with PUDs. This is our first one. He knows what other cities have done and what they have gotten. Shawn Eliot: It is not a public hearing, it is a neighborhood meeting... Ken Young: Let me tell you where I see this is at, and I have to apologize as this is something that escaped my view as we were going forward with the preliminary plat, but this is something that was put into the code last year. It does make mention of the requirement of a neighborhood meeting (Section 10-14C-9, PUD Submission and Requirements). It gives all the requirements for holding this neighborhood meeting. (mentioned above by Shawn). This neighborhood meeting requirement was something that should have occurred prior to preliminary plat being reviewed by the planning commission. The best thing to present at the neighborhood meeting is the plan of the preliminary plat. Randy, I apologize that I didn't bring this up recently but I am sure that in our submissions to you of the PUD ordinance that that was part of the requirements. What I am saying is that to follow code we should require that meeting to be held. There is no requirement that the developer would have to submit to any of the requests of the property owners. It is an informational type thing. If the developer choses, or sees that there is something he wants to change because of information brought out there, then that is up to him.

After the meeting has been held, a copy of the minutes are to be submitted to the City. We review that and bring that forward to the city council for review.

- r. Shawn Eliot: I think what happens at such meetings is things come up that we did not notice. When we get that information back we can make that part of our things to consider on our decision on the PUD. I know you want to get this done. Randy Young I don't want to sound condescending, but I have come to preliminary approval and this gets brought up at preliminary approval. I am wondering if there could be some mechanism that the commission could put in place that would prevent me from having to come back unless there were some major changes if I have the neighborhood meeting. Shawn Eliot: personally, before I can approve this, I need to see the whole PUD. Randy Young: May I ask what is going to be different from my conceptual plan? Shawn Eliot: Well, we just found out that it changed again. Randy Young: Yes, but the city council changed that. Shawn Eliot: Yes, but our code states that the planning commission approves conditional uses and a PUD is a conditional use. Basically it goes through the planning process for us. When it doesn't raise to the level of what we think a PUD is, we go back to a regular subdivision. We need a clear understanding of what we are getting. Randy Young: It appears there is a conflict between the planning commission and the city council, I don't want to get stuck in the middle of that.
- s. Scot Bell: As I went through this I had some personal concerns on some items. Looking at Lots 1-6 in Phase 2, immediately above Lot 1, there is a satellite piece of something. Randy Young: That is an easement for a power line that is 30' in the middle of the homes. That is why those lots were shifted up about 30'. Ken Young: It looks like there is a 10-foot gap between the lot-line and the easement. This has squished into a narrow

alley the open space that connects with the other open space going eastward. I am wondering if Lots 1-6 could at least be pushed up to the power easement which would give us 10 more feet to widen the alley area. Randy Young: I can move that down 10 feet.

- t. Scot Bell: Regarding open space. Part of the vision of Elk Ridge was that of a pathway community. We should extend this pathway rather than dead-end it. Randy Young: I saw that and can do that. Scot Bell: I would like to see Moose Circle extend through rather than be a cul-de-sac. Randy Young: We had this conversation before and this was approved. I have 300 lots and only one or two circles. I did change the lots because of the power line as had been discussed. Russ Adamson: (to Scot) Part of the problem is that when we reviewed this you weren't here. Ken Young: We did have a discussion with Kent Haskell and he is of the opinion he would rather not have cul-de-sacs but in a development this size, we can deal with what we are seeing. This is an intention and policy, it is not code.
- u. Scot Bell: In Phase 1, Lots 32 and 33, there appear to have narrow frontage on 33. You may want to tweak the frontage between the two lots. Lot 34 has what appears to be a derelict parcel on the side. I would rather see bigger lots. It is also my opinion that some of the open areas in Phase 1 are a breeding ground for trouble as you cannot see them from the road. Ken Young: I like the area next to lot 34 as shown as there are narrow sections of the corridor and it is nice to have wider corridors.
- v. Ken Young: Also, we need to show a crosswalk and chicain where the corridor crosses Grizzly Way. There is another crosswalk on 112 South where the trail crosses where the crosswalk needs to be shown.
- w. Scot Bell: It would be nice to have a pathway connecting Wolverine Creek (cul-de-sac) to your existing pathway. and not just the open space. Randy Young: Yes, I saw that. Those are to be connected.
- x. **LANDSCAPING AND MAINTAINING OPEN SPACE:**
Scot Bell: I see you show grass and sprinkler. Is it feasible to show some sort of soccer or sports field? Shawn Eliot: This is why we wanted this bigger open space in Phase 2.
Randy Young: This was talked about in city council, to have a soccer field there. The reason we haven't committed to soccer or baseball. We can do soccer with no problem. If we did baseball there were some people who said they would participate with us so we left that open. Scot Bell: Is it reasonable to say there will be either a soccer field or baseball diamond in this area? Randy Young: What we were going to do is put a picnic table in the open space area and also have one on the grass. Shawn Eliot: We need these things in writing so we know. Randy Young: This is pretty steep in some of these areas. We are going to do native grasses and wild flowers. Scot Bell: When I see open grasses I also see a long-term pest problem for some of these people. I'm not sure how to avoid that. Natural grass – will it be cut, mowed, trimmed? Russ Adamson: If this was in Highland it would be manicured parks. Randy Young: It is a major expense to cut, water and maintain lawns.

Shawn Eliot: Last time we talked the city council said they wanted it all grass. We suggested some of it be in xeri-scaping because of water issues. Russ Adamson: In Highland everyone pays \$20-\$30 a month and it takes care of all the maintenance on some rather large parks, etc. I know we have water issues, but why wouldn't we default to grass and sprinkler? Ken Young: There has been concern about ultimately these open spaces ending up being deeded back to the City. Water and maintenance would be overwhelming. Randy Young: The only homeowner association we will have will be the town-homes. They cannot maintain all the open space. Russ Adamson: In Highland there are 1/3 acre lots surrounding grassed areas. They are billed a monthly fee for parks they are adjacent to. In Highland if you build less than a half-acre lot you are required to have parks and help pay for them with a monthly fee. Is that not the concept here? Chad Christensen: As I read the code it is Randy's option to have home-owner associations. Back to Shawn's point – it would be nice to know what is planned in detail regarding these items. Randy Young: It was my understanding that most of these areas would be

deeded over to the City. It talks about this in the development agreement. Scot Bell: Alvin Harward made the statement that 95% of all PUDs are ultimately deeded back to cities. I figure this will be the case here. Russ Adamson: Is there a financial reason you wouldn't want to make it a home-owner's association? Randy Young: Yes, you have people buying homes who want to put their money into their yards. I am regretful that tonight we are going over so much old stuff. About 6.06 acres is grass. Most home-owner associations are gated communities.

y. WRAP-UP

Chad Christensen: We need to wrap this up. Ken, what would your recommendation be at this point? Ken Young: My recommendation is that we need to have the neighborhood meeting held to meet the code requirement. Whether you want to have this with whatever corrections we list and have the approval of the preliminary plat be subject to the review of the minutes of the neighborhood meeting and subject to your list of whatever changes, or not approve it tonight and have him come back for approval.

Regarding the phasing: we need to show the phasing of the entire property with Phases 1 and 2 and with the conceptual included for Phases 3 and 4 all together and whatever other changes. I have a list of things I have been taking as we've gone along.

Randy Young: If you can take Ken's first recommendation, we have a lot of lots here and I need the water. It is not a race to preliminary plat, but it is a race to get to the development stage. Bear in mind the time it has taken to get to this point. I will take in mind all the recommendations and will have the council's guidelines. I would like approval from you with contingencies so I can get on the city council agenda.

z. Shawn Eliot: Regarding the main corridor, Elk Ridge Drive, will that be all natural along there? We have talked about putting trees along there. Randy Young: It is a 108 foot wide easement. The City will maintain it. Ken Young: This is something that we need to bring forward to the city council, that they are in complete understanding as to what is happening with the open spaces. I did not see this detailed in the development agreement. The code itself talks about park dedication. It says in 10-14C-6

9. Park Dedication. Dedication and acceptance of land to the city for use as a public park, trails or other recreational use which is equal to, or greater than, ten percent (10%) of the area of the development is eligible for up to a fifteen percent (15%) density increase.

aa. Chad Christensen: I would like to do approval tonight but feel we would be going against code regarding the phasing requirements. We may be missing too much. Dayna Hughes: Could we see a list of what we are getting (amenities) with this PUD? Randy Young: Phase 3 will be the town homes and Phase 4 will be the other 50 acres. Russ Adamson: We are asking some questions to help you out. What is your time-frame for Phase 1? Randy Young: Phases 1 and 2 will go forward at the same time. As soon as I have final plat and bonding we will go forward. The sewer agreement won't have to be made. We will start moving dirt. Chad Christensen: Can you start moving dirt before the final plat is approved? Randy Young: No. Chad Christensen: Don't you need sewer in order to get the final plat approved. Randy Young: Things have been changing, speaking with the Mayor and some of the council, when the bond is signed they we know it's coming. Ken Young: I think it has changed a little as to when things will happen. I think that is the crucial point – when we know it is coming. When we are to the point that we know it is coming, that is when the city council can approve a final plat.

bb. Scot Bell: Is the intention to put Phase 1 into Payson sewer or Salem sewer? Randy Young: Salem sewer. The intent behind that is that when the sewer system comes down 112th it will be diverted here. Salem has talked about letting us tap in. Ken Young: If you are going forward with Phase 1 and 2 together none is approvable until the Payson system is on line unless you are going to break out Phase 1 as a separate plat and want to go forward with it on Salem sewer. Randy Young: That remains to be seen, but you are right. Regarding the timing of the phases, within a year the infrastructure will be

done. We'll start infrastructure late summer or late fall. You will start seeing homes I think in the winter or early spring. Let me introduce Bob Peavley. Bob and I are working with the town homes and are not sure when these will come.

cc. Shawn Eliot: My biggest hangup is not having in writing what the amenities are. Randy Young: Your point is valid. Let me share the situation. There were some issues between council and planning commission and I wanted to stay away from what was going back and forth. Russ Adamson: Just to let you know, there is no back and forth. Once they have made their decision it is out of our hands. Randy Young: My understanding through working with staff was that we were at a place that we aren't. I was able to get on planning commission without having a neighborhood meeting. No one told me any different. I'm not trying to blame, I'm just trying to explain why this is. Shawn Eliot: When you had your meetings prior to annexation, how different was your plan than what you have now? Randy Young: There were larger homes because we were going under the pretense of the old way before I got caught up in the open space, which protruded me from moving forward, and that took about 8-9 months. I just want the least amount of delays possible from here on. Especially because I have to buy water for a couple of hundred homes.

Randy Young: I want the sidewalk issue to be a dead issue and I want you guys to feel good about this so I'll just say we will put sidewalks on one side of the road and I will commit to that.

The commissioners were fine with that. There will be the same curb and gutter throughout. There will be a planter strip of grass and then a sidewalk.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY CHAD CHRISTENSEN TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF ELK RIDGE MEADOWS CONTINGENT UPON CONSIDERATION OF THE FOLLOWING ITEMS:

1. THE ABOVE MENTIONED ROAD NAME CHANGES
2. THE CROSSWALK ISSUES THAT HAVE BEEN DISCUSSED
3. THE CONCERN OVER THE NATIVE GRASS SECTION OF PHASE 2
4. THE RECOMMENDATION THAT THE SPRINKLER SYSTEM TO THE NATIVE GRASS AND WILDFLOWER SECTION BE DISCUSSED IN CONNECTION WITH A HOME-OWNERS ASSOCIATION FOR THE PEOPLE THAT BENEFIT FROM THAT
5. A NEIGHBORHOOD MEETING NEEDS TO TAKE PLACE FOR INFORMATIONAL PURPOSES TO LET PEOPLE IN THE COMMUNITY KNOW WHAT THE PHASES WILL BE. (SECTION 10-14C-9)
6. A SPECIFIC AS POSSIBLE LIST OF AMENITIES GAINED DUE TO THE PUD SUCH AS BASEBALL FIELD, PARK BENCHES, SIDEWALKS, PLAYGROUND EQUIPMENT, LANDSCAPING, FENCES, LIGHTING, ETC.
7. PHASING PLAN AS PER SECTION 10-14C-10
8. TRAIL CONNECTIONS THROUGH SOME OF THE OPEN SPACE CORRIDORS (BETWEEN LOTS 6 AND 7 FROM BEAR HOLLOW ROAD TO THE TRAIL, LOTS 18 AND 19 CONNECT THE CUL-DE-SAC TO THE TRAIL)
9. SHIFT LOTS 1-6 ON PHASE 2 UP 10 FEET TO MAKE OPEN SPACE CORRIDOR WIDER
10. PHASE 1, LOTS 32 AND 33, DOING A POSSIBLE LOT-LINE ADJUSTMENT
11. ON PAGE 3 OF THE PLAT THE TITLE BAR NEEDS TO READ "PHASE 2" INSTEAD OF "PHASE 1"
12. FOUR FOOT SIDEWALKS BE PUT IN ON ONE SIDE OF THE STREET THROUGHOUT THE DEVELOPMENT THAT WILL INCLUDE CURB AND GUTTER TYPE "B" AND A 5 FOOT LANDSCAPING STRIP. THERE WILL BE A SEPARATION BETWEEN THE SIDEWALKS AND THE STREET.

VOTE: YES: (4), NO: (1), SHAWN ELIOT, ABSENT: (1), ROBERT WRIGHT.

Shawn Eliot: The reason I am saying no is I feel we are approving phases of a PUD that we have not had a chance to review the details of.

Ken Young: Let me tell you what I recommend with this motion. The neighborhood meeting is

the real crunch here. That is supposed to be done prior to preliminary approval. I think this ought to occur before the preliminary plat goes forward to city council. Dayna Hughes: If we have valuable input from the public hearing, can we put that into the final plat? Ken Young: Yes. Anette Brigham: The neighborhood meeting is not a public hearing. You are not a participant. It is between the developer and the neighbors. Ken Young: I will make a list detailing these items and get it out to Randy. (Randy left the meeting).

Ken Young: I need some clarification before I make the list. What is your intention with the neighborhood meeting and the timing of how it goes forward to city council? There are a lot of things that need to be changed and the next city council meeting is Tuesday night. I don't think it would be appropriate for us to put it on their next agenda without having some review before that.

Chad Christensen: Here is some confusion. As I go back to the code, PUD is a conditional use permit. The bottom line is he has a right to go with 12,000 sq. ft. subdivision lots under regular subdivision code. The PUD, as a conditional use, delegated authority to the planning commission. If the city council doesn't like that, they can change the code. The delegated authority is with us. Dayna Hughes: The city council doesn't agree with that. We had this discussion. Shawn Eliot: If we don't have him come back and go through these contingencies we will have problems. We need to have our act together before it goes to city council. Ken Young: Your motion was that it would be approved "contingent upon." I think it would be appropriate to give another motion to state that you want it to come back here before going on to city council. We did not in your motion mention when we would forward it on to city council. Dayna Hughes: Somebody make a motion about what we are going to do.

Russ Adamson: Ken, how do you collect money to maintain parks? Ken Young: If the City accepts the open space, then the City will pay for it through their general funds. What I intend to do when this goes forward to city council is make a pretty clear issue of what is happening with the open space. Do they expect it deeded over to the city or what?

Chad Christensen: Ken, do you think this should come back to us? Ken Young: I do.

SCOT BELL MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES THAT, PRIOR TO FORWARDING THE ELK RIDGE MEADOWS PRELIMINARY PLAT ON TO CITY COUNCIL, THE PLANNING COMMISSION REVIEW ALL THE RECOMMENDED CONTINGENCIES AFTER THEY ARE COMPLETED. VOTE: YES: (4), NO: (1), SHAWN ELIOT, ABSENT: (1), ROBERT WRIGHT.

6. PLANNING COMMISSION BUSINESS

Shawn Eliot: (Regarding planning commission vacancies) I have been talking to Lyndell Lutes. She has been either on the Planning Commission or worked with a City. She is knowledgeable. Her son just graduated from high school and she will think about it.

7. PROPOSED ORDINANCE REGARDING STREET STANDARDS IN HILLSIDE DEVELOPMENTS WITH STEEP SLOPES

Russ Adamson: We discussed this topic previously. I read some new proposed code last time regarding restrictions for streets and roads in steep slopes. (greater than 30% slopes). I propose we add this to our development and construction standards. Shawn Eliot: There are places in our code that it should be added also. In the Development Standards it should go in 2.32.035. Someone could help me figure out where it should go in the code.

Shawn Eliot: City council is also concerned about re-vegetation. They approved the one-acre lots and 20% slope on buildable area restriction (from 30%). This code prevents you from putting your house in an area with 20% slope or above. The code conflicts in different areas, sometimes it states 20% in the buildable area and sometimes 30%. We need to fix these inconsistencies.

Their concern is that they want a time-frame on the re-vegetation requirement. This was discussed with the group proposing the High Sierra/ Hillside road extension.

Dayna Hughes: I would like it to stronger state "cutting and filling is minimized and re-vegetated." I think it should state "must be re-vegetated to a natural state." Shawn Eliot: There should be a 1-year time-frame for this to occur. Ken Young: I will put it in ordinance form. It will come forward to you at the next meeting in the form of a resolution to go forward to city council. Chad Christensen: It would be nice to further define the area which states when you can

go above the 10% subject to... Scot Bell: If you go to Nebo School Standards the define safety standards for the buses in detail. This is what we should shoot for – a safe road to transport children.

Shawn Eliot: Mark Johnson, in city council regarding re-vegetation, brought up the fact that we don't want trees next to the road. Scot Bell: Trees are not the key to stabilizing slope, grasses are. We probably should add that during construction developers should bear responsibility to repair any damage that occurs due to their trucks damaging the road during bad weather or any time.

The commissioners decided the code should state that the road should be stabilized and re-vegetated to natural state within one year, and the stabilization and re-vegetation plan must be reviewed and approved by the City engineer and planning commission. It was also decided to put some of the code in the CE-1 Zone code. Shawn brought up the fact that in RL's development on Hillside drive, the zone was R-1 15,000 but steep slopes were involved. There are steep places other than in the CE zones. Russ Adamson said he would search the code and find appropriate places where these above issues should be addressed. Ken Young stated it will probably not go on their next agenda but on the following city council agenda.

A MOTION WAS MADE BY RUSS ADAMSON AND SECONDED BY SHAWN ELIOT TO HAVE THE A RESOLUTION PREPARED TO GO FORWARD TO THE CITY COUNCIL FOR APPROVAL REGARDING THE STREET AND ROAD STEEP SLOPE CODE AMENDMENT TO THE DEVELOPMENT AND CONSTRUCTION STANDARDS. VOTE: YES: ALL (5), NO: NONE (0), ABSENT: (1), ROBERT WRIGHT.

8. PERPETUAL ROAD FUND PROPOSED ORDINANCE – FOR CURB AND GUTTER IMPROVEMENTS

Scot Bell had suggested this be an agenda item as there is presently no avenue available at the City to collect funds when curb and gutter is not appropriate at the time of development. This fund can later be used to install curb and gutter when it is appropriate, or apply those funds to other City curb and gutter projects.

Ken Young: There has been some discussion in the Impact Fee Study being done by Aqua Engineering of similar funds being set up – A transportation impact fee has been discussed.

Scot Bell: A good example of where such type funds could be used would be connecting the unfinished portion of Salem Hills Drive. Chad Christensen: Scot, would you please prepare such a recommendation.

This would be similar to the road impact fee we have discussed in the past. An avenue where funds could be collected at the time of any development to be used for future improvements anywhere in the City. It was discussed whether it was appropriate to use the money in places other than where it was collected from. Ken Young stated you must have some sort of administration of the funds. He suggested the commissioners come up with some concepts and recommendations and then forward these to the city council to work through.

Chad Christensen: On existing roads such as Loafer Canyon Road, the road in front of the new stake center, etc., when is it required to install the curb and gutter? Could we implement this type code also – when do we complete half-plus-9 roads? Shawn Eliot: Also of concern are the portions of town where we are not requiring curb and gutter. If at some point we will want curb and gutter in these areas do we start cookie cutting and at some point connect the dots?

It was suggested that at this time the commissioners concentrate on strengthening the Critical Environment Code and put off this issue till later.

This agenda item has been tabled until the commissioners work through the Critical Environment zone code.

6. CRITICAL ENVIRONMENT ZONE WORK SESSION TEST CASE – R.L. YERGENSEN

A map that had been marked up at Aqua Engineering was examined by the commissioners. The map was an excavation plat of R.L. Yergensen's Oak Hills Estates, Plat D, which is in the CE-1 zone. The map was done before the ordinance amendment to the CE-1 code had been passed which restricts the lot sizes in the CE-1 zone to one acre. The plat had been marked up to indicate what the lots would have looked like if the code would have been in effect at the time

the plat was done.

1. Ken Young: The light grey lines show the existing lot arrangement and the darker black how the lot arrangement would have been with the new code. There were 8 lots before and there would only have been 4 with the new configuration.
2. There are a lot of different ways it could have been configured, but the property would only have allowed for four lots with a one-acre minimum. Chad Christensen: You could have built on a smaller portion and left the whole mountain untouched.

**8. APPROVAL OF
MINUTES OF
PREVIOUS MEETING
– MAY 18, 2006**

Review of the minutes was tabled until Margaret Leckie was present at the meeting.

**10. FOLLOWUP
ASSIGNMENTS /
MISC. DISCUSSION**

**(WORK SESSION
SCHEDULED FOR
TONIGHT ON CE
ZONE CODE NOT
HELD)**

CE ZONE CODE

Shawn Eliot: There are a lot of things in the PRD code that should be in the CE-1 code, that solidify the intent of the CE-1 code. Ken Young: PRDs are intended to be in the CE-1 zone so maybe we should just combine them into one chapter. This would make it much easier to follow. I will go back and look at how we might combine the two and make things simpler to follow.

Shawn Eliot: Something that might be helpful would be to have a field trip to the CE zoned area an hour before the planning commission meeting takes place in order to clarify what is needed. If you visit RLs project you will see that he is going to cut up even further than he already has. It is helpful to visualize this. Dayna Hughes: Can we set a field trip to the CE-1 zone for next week. Shawn Eliot: Should we invite the developers to come on the field trip and guide us through the area. Maybe we clear our agenda for one meeting and dedicate that whole meeting to dealing with the Critical Environment code.

Chad Christensen: Regarding merging the PRD and CE-1 code: The CE-1 code is based on 1-acre lots and is based on slope. If you section out however many acres in 1-acre parcels and determine the slope, based on the high point, (or however they do it); assuming that, and encouraging growth on the 0-15% slopes and maybe allow 1/3 acre lots. (this is applying PRD code). The density will be determined by the slopes, I question if you have a 10-acre piece of property and maybe half of it is too steep to build on, should you be able to build more than 10 lots? ...or if you have another one that is flat, should you be able to build more? Russ Adamson: What if you just said your maximum density is one acre and you can locate those wherever you want. Shawn Eliot: That is what the code specified now. As long as you stay out of the 20-30% slope, within the acre you have enough room to build a house somewhere. When you do a PRD, it clusters everything into the flatter area. We want to encourage development on the flatter land. Ken Young: Another option is to require clustering. It is OK for two or three (which is not a quorum commissioners to meet together to draft code.

Shawn Eliot: I will go thru code then meet with a few of you before the next planning commission meeting. Russ Adamson: Email me something and I will go thru it.

ADJOURNMENT

Chad Christensen made a motion to adjourn the meeting at 11:05 p.m.



Planning Commission Coordinator

NOTICE OF PUBLIC MEETING – AMENDED AGENDA

Notice is hereby given that the Elk Ridge Planning Commission will hold Public Hearings on the following items on **Thursday, June 15, 2006, beginning at 7:00 p.m.** prior to the regularly scheduled Planning Commission meeting at which time consideration will be given to the following:

1. 7:00 Public Hearing - Shuler Lane Road Vacation.
2. 7:10 Public Hearing - General Plan Land Use Amendment and Zone Change Request for Haskell Subdivision, Plat J, from C-1 (Commercial) to R-1 15,000 (Residential).

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular **Planning Commission Meeting on Thursday, June 15, 2006 beginning at 7:20 p.m.**, the Planning Commission 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:

- 6:00 P.M. **Planning Commission Work Session**
Field Trip to Elk Ridge Critical Environment Area
- Meet at Mayor Dunn's home – 635 S. Canyon View Drive
- 7:00 P.M. **Public Hearings**
- 7:20 P.M. **Opening Remarks & Pledge of Allegiance**
Roll Call
Approval of Agenda
1. Motion on Public Hearing – Shuler Lane Road Vacation
 2. Motion on Public Hearing – Haskell Zone Change & General Plan Land Use Amendment
 3. Dan Steele – Excavation and Grading Plan – CE-1 Zone
- Review and Discussion
 4. Zone Change Request - Crestview Estates Two – from RR-1 to R-1 15,000
- Set Public Hearing for July 6, 2006
 5. Elk Ridge Meadows Preliminary Plat – Phases 1 and 2 (minus town-homes)
- Review and Discussion – Ken Young
 6. Critical Environment Zones and PRD Elk Ridge Zone Code Amendments
- Review and Discussion – Shawn Eliot
- Set Public Hearing for Code Amendment
 7. Planning Commission Business
- Vacancy and Welcome to Ed Christensen
- Certified Planner Seminar
 8. City Council Meeting Update
 9. Approval of Minutes of Previous Meetings, May 18, 2006 and June 1, 2006
- Review and Discussion – Ken Young
 10. Follow-up Assignments / Misc. Discussion
- Agenda Items for June 12, 2006 Planning Commission Meeting

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 13th day of June, 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 June, 2006.

Margaret Leckie

Planning Commission Coordinator

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ELK RIDGE PLANNING COMMISSION MEETING – WORK SESSION
June 15, 2006

**Work Session
Attendance**

Commissioners: Chad Christensen, Shawn Eliot,, Dayna Hughes, Scot Bell, Russ Adamson, Ed Christensen
Absent: Robert Wright
Others: Margaret Leckie, Ken Young, Daily Herald Photographer, Ray Brown, Judy Brown, Karl Shuler, Mark Johnson, Alvin Harward, John Money

WORK SESSION

**FIELD TRIP VIA 4-
WHEELERS INTO
ELK RIDGE
CRITICAL
ENVIRONMENT
AREA SOUTH EAST
END OF CITY**

Chairman Chad Christensen welcomed all to the work session/field trip at 6:00 p.m. at Mayor Dunn's home.

The planning commissioners met at Mayor Dunn's home at 6:00 for a 4-wheeling field trip into the southernmost portion of Elk Ridge. There were a total of 15 people, including 3 city councilmen, a news photographer from the Daily Herald, land owners John Money and Karl Shuler, and 6 of the 7 planning commissioners. (See attendance list above.)

Mr. Money is working with other land owners in the area to have a road approved connecting Hillside Drive and Salem Hills Drive which would open up development in the critical environment zoned area in the southern most portion of Elk Ridge. As the planning commissioners are concerned about how the development proceeds in the critical environment zone and are currently looking at amending the Critical Environment Zone code, it was felt the field trip was timely.

City Councilman, Alvin Harward guided the trip along with John Money, showing the land the proposed road would traverse. The group went to the location of the upper Elk Ridge well before returning back to the Mayor's home at about 7:00 p.m.

ELK RIDGE PLANNING COMMISSION PUBLIC HEARINGS

June 15, 2006

Public Hearing Attendance

Commissioners: Chad Christensen, Shawn Eliot,, Dayna Hughes, Scot Bell, Ed Christensen
Absent: Robert Wright, Russ Adamson
Others: Margaret Leckie, Planning Commission Coordinator
Ken Young, City Planner
Ryan Haskell, Dan Ellsworth, Jamie Elder, Karl Shuler, Bob Peavley

PUBLIC HEARINGS

1. SHULER LANE ROAD VACATION

Chairman Chad Christensen opened the Shuler Lane Road Vacation public hearing at 7:10 p.m.

He welcomed those in attendance and invited comments.

Ken Young: Karl Shuler desires to add some accessory buildings to the back end of his property. Because of the altered shape of his parcel due to him dedicating some the property to the City for the expansion of Shuler Lane, it is difficult for him to meet the City setback requirements for his proposed buildings. After discussion with the Mayor and City Council, it was determined the City has no need nor desire to expand this roadway. The City Council gave Mr. Shuler the go-ahead to pursue the road vacation so they could dedicate this property back to Mr. Shuler. This will even out his property line and allow him to accomplish what he wants to on his property.

As per state law, we have given 4 weeks noticing for the public hearing to his surrounding neighbors. After tonight's public hearing this will go forward to City Council for their approval with the Planning Commission's recommendation.

There were no other comments. Chairman Christensen closed the Shuler Lane Road Vacation public hearing at 7:15 p.m.

2. GENERAL PLAN LAND USE AMENDMENT AND ZONE CHANGE – HASKELL SUBDIVISION, PLAT H

Chairman Chad Christensen opened the Haskell Subdivision, Plat H related zone change from C-1 (commercial) to R-1-15,000 (residential), and general plan land use amendment public hearing at 7:15 p.m.

The following discussion ensued:

1. Ken Young: The Haskell's would like to take this portion of their property which is currently zoned and planned in the Elk Ridge City General Plan for commercial use and change the zoning to residential (R-1-15,000 and extend the southern portion of Olympic Lane to Park Drive.
2. They would create a 5-block subdivision along this road extension. The merits of this subdivision were discussed at our last Planning Commission meeting when the motion for setting this public hearing was made.
3. We are wanting to determine if the City feels that they can approve the zone change considering the other commercially-zoned property that the Haskell's own just north of the proposed subdivision, and other planned properties for commercial development. At this point that will include a large piece of ground on the northeast corner of the City which has been master-planned for a fairly significant commercial piece. In addition, but not shown on the Land Use Map, there is property that has been discussed by the Mayor and others, though not approved, as potential commercial property in the Goosenest area on the west end of town just north of the golf course. Commercial development in support of the golf course has been discussed, such as a convention center. Tonight we are looking for a reaction to Haskell's request for this zone change.
4. Chad Christensen: Is there a reason you don't want to rezone that whole southeast corner?
5. Ryan Haskell: We have no plans to use that other area now. It has no utilities available and is below sewer grade and we have possible future plans to present to the City to do a retirement community there. Three of the homes in the proposed new subdivision will be built by Haskells. The homes will be on 1/3-acre lots.

6. Jamie Elder: Do you have any covenants or restrictions for the homes going in. He lives in the first house on Oakridge Lane. He was concerned about the homes blocking his view and requested, for his wife, that they not build two-story or larger homes.
7. Ken Young: That is something you could work out with the builder but that is not something the City could regulate.

Chairman Christensen closed the public hearing at at 7:25 p.m.

ELK RIDGE PLANNING COMMISSION MEETING
June 15, 2006

TIME AND PLACE OF PLANNING COMMISSION MEETING A regular meeting of the Elk Ridge Planning Commission was held on Thursday, June 15, 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, Ed Christensen
Absent: Robert Wright Russ Adamson
Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Ryan Haskell, Dan Ellsworth, Karl Shuler, Bob Peavley, Jamie Elder, Lynn Thomsen

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

INTRODUCTION NEW PLANNING COMMISSIONER – ED CHRISTENSEN Chairman Christensen welcomed new planning commissioner Ed Christensen. Ed took a few minutes and introduced himself. Most recently, he was a builder and lived in Palm Dale, California (near Lancaster). He is now semi retired. His in-laws live in Payson. He has been visiting them for 12 years but until last year had not been to Elk Ridge. Last year they saw Elk Ridge for the first time and fell in love with it and decided to move here. Ed and his family have lived here seven months and love the area. He and his wife are the parents of seven children. They will be going to Chile in two weeks to pick up a son who will be finishing his mission.

APPROVAL OF AGENDA **A MOTION WAS MADE BY SCOT BELL AND SECONDED BY DAYNA HUGHES, TO APPROVE THE AGENDA FOR THE PLANNING COMMISSION MEETING FOR JUNE 15, 2006 AS OUTLINED. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2), ROBERT WRIGHT, RUSS ADAMSON.**

1. MOTION ON PUBLIC HEARINGS:

A. SHULER LANE ROAD VACATION **DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN TO RECOMMEND FOR APPROVAL TO THE CITY COUNCIL THE SHULER LANE ROAD VACATION. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2), ROBERT WRIGHT, RUSS ADAMSON.**

B. GENERAL PLAN LAND USE AMENDMENT AND ZONE CHANGE – C-1 TO R-1-15,000 (HASKELL SUBDIVISION, PLAT H) Chad Christensen: Though this corner is zoned commercial, it will never be the hard type commercial in Provo or larger cities as our city could not support this.

CHAD CHRISTENSEN MADE A MOTION THAT WAS SECONDED BY SHAWN ELIOT TO RECOMMEND FOR APPROVAL TO THE CITY COUNCIL THE PROPOSED GENERAL PLAN LAND USE AMENDMENT WHICH WOULD ALLOW FOR A ZONE CHANGE OF THE PROPOSED HASKELL SUBDIVISION, PLAT H FROM C-1 (COMMERCIAL) TO R-1-15,000 (RESIDENTIAL) AND APPROVAL OF THE ZONE CHANGE: VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2), ROBERT WRIGHT, RUSS ADAMSON.

1. DAN STEELE GRADING AND EXCAVATION PLAN The following discussion took place:

1. Ken Young: What we have with some of our properties in the CE-1 zone, especially those that front Salem Hills Drive, is a lack of understanding by property owners as to what their responsibilities are as being part of that zone. One of these responsibilities is to provide a grading site plan which is approved by the Planning Commission prior to the granting of a building permit by the City.

2. I am not sure what happened or how Dan Steele and his developers were given the go-ahead to do some grading on the property prior to the approval of a grading plan. There was some work done up there, then the building permit was sought. At that point we looked at the job and said we need a grading site plan.
3. There was a misunderstanding as to what the Planning Commission needed. It was on the agenda at our last meeting and since the commissioners did not receive an actual copy of the grading site plan in advance, the item was tabled to this meeting. You have that plan before you tonight. I had recommended you go look at the property and hope you have done that. Tonight we need to determine if there is compliance with this site plan and if you are able to approve it.
4. Scot Bell: Is the applicant or representative here? Margaret Leckie: No
5. Ken Young: The property is a little over an acre in size and is located on the west end of Salem Hills Drive. Shawn Eliot: This is a one acre lot and is a very deep lot. Is the slope on the middle to the rear of the lot more gradual than the slope on the front portion? You can see the contour lines are close together under the proposed residence. Are these the original contour lines? Ken Young: Yes, those are the original contour lines. Shawn Eliot: The one thing that I would input, as do most city's codes, is that you don't build on 30% slopes. I believe there is somewhere in our code that states that if you alter 30% slopes, you still can't build on it. The reason this is done is that these slopes can become unstable – it is a health and safety issue. The hard determination is whether this lot is a buildable lot. Would it meet code if the house were placed further back with a meandering driveway?
6. Ken Young: It appears the lower end of the property would be an easier slope to work with but that is not as desirable – putting the house in the back with a long, steep driveway going down to your house. It is more desirable to have the house up near Salem Hills Drive. Dayna Hughes: Have they poured footings for the home yet? Scot Bell: No, but they have brought in a lot of dirt and spent a lot of money on compaction and rock placement. Ken Young: I am sorry, but I have never met the applicant and wish he were here tonight, I cannot speak for what is showing here and what is at the actual site.
7. Scot Bell: I have spoken to the applicant. I know he has done two-foot lifts with compaction reports. They have achieved 95% compaction, which is respectable. This is a classic example of what our City will be looking at as we develop in the CE-1 Zone. The City has approved the lot. He has met his setback requirements, but the 30% slopes are a problem. He started grading on his own.
8. Shawn Eliot: There are buildable places on the lot that are not over 30%. Chad Christensen: I can see why he would build where he is with a short driveway. Scot Bell: Even if he put his home clear to the back, I don't know if he could meet the code for the slope on the driveway. Dayna Hughes: Is the plan as shown in compliance with our code? Shawn Eliot: No. I would be much more comfortable allowing a driveway on a 30% slope that has been altered to meet code, than allowing a house to be built on a 30% slope that has been altered.
9. Scot Bell: Without him, or his representative, here to answer questions I am not sure we have the ability to give his case justice. I would like to see the applicant come and if such is the case, explain why the choice they made in placing the home was the best option available.

There was some discussion as to whether this might be a case that should go before the Board of Adjustments. As this is more of a zone-type issue than a lot-type issue, it was decided that it would not. After some further discussion, the commissioners decided they did not feel comfortable approving the site plan as shown, nor did they feel comfortable not approving it. The commissioners decided it would be best to have the applicant and/or his engineer come before the Planning Commission to show how they could make the placement of the home on the lot in accordance with City code.

**SCOT BELL MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES TO
TABLE THE DECISION ON APPROVAL OF THE DAN STEELE GRADING PLAN**

UNTIL THE NEXT PLANNING COMMISSION MEETING WHERE THE APPLICANT CAN ATTEND AND EXPLAIN HIS ENGINEERING DECISIONS: VOTE: VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2), ROBERT WRIGHT, RUSS ADAMSON.

Ken Young returned from the other room where he had been talking on the phone to Dan Steele, who was in Pennsylvania. He had thought that a builder representative would be representing him at the meeting this evening. Ken Young: He felt like we were slowing down his process. I tried to explain to him that the proper procedure was not followed from the beginning which would have allowed the commissioners to look at the site grading plan before the building process began. He is anxious to start building his home. I told him that if the Planning Commission was uncomfortable approving the grading site plan the it might have to go forward (by his application) to the Board of Adjustment. As far as I know the Board of Adjustment has not met since I have been here. Their basic responsibility is to look at requests such as this that are not approvable by code but for one reason or another they maybe should be allowed. They look at the hardship that has been placed on an applicant because of some situation. It cannot be a self-imposed hardship or a financial hardship. It is something tied to the property.

Chad Christensen: We will stick with our motion as we don't feel he has exhausted all his resources to meet the code. Ken Young: So you would like to see him or his representative at the next meeting to discuss other opportunities for meeting the code. Chad Christensen: Yes.

Scot Bell: I can not distinguish from this plan what the original slopes are. Margaret Leckie: Jeff Budge did look at the plan you are looking at and did not see any problems. Ed Christensen: In Section 10-9A-7 it reads: *No territory having a natural slope of 30% or greater which is then graded or altered to less than thirty percent (30%) shall be considered a part of the buildable area. (Ord. 01-12-11-21, 12-11-2001, effective 1-11-2002).* Scot Bell: Without a legend, it is speculation. We need more clarification.

2. ELK RIDGE MEADOWS PRELIMINARY PLAT

Bob Peavley introduced himself. He represented Randy Young, the developer, at tonight's meeting.

Bob Peavley: The neighborhood meeting went very well. There was not a lot of concern expressed about the development itself. The main discussion centered around when the sewer was coming in. There were only 10 residents there. I was prepared for quite a bit more.

Chad Christensen: Would you like to bring us up to speed on the actions taken on the laundry list we provided you with at the last meeting?

1. Bob Peavley: We changed all the street names per your requests
2. The chicains are still in. I wasn't aware you wanted them gone. Shawn Eliot: The City Council is not sold on them. Ken Young: We are not sure the City Council looked at this seriously with all the recommendations of staff. Scot Bell: If you are having chicains, one needs to be added by the crosswalk to the trail on Grizzly Way as all the other crosswalks have them (though it was not mentioned on the list.)

Dayna Hughes went down the list of items that Randy Young provided:

3. The contribution of the \$700,000 interest-free loan for the water system was discussed. It will service the rest of the build-out in that area of Elk Ridge. Randy Young will be reimbursed via impact fees as building permits are issued on the homes in the development.
4. **Native grasses and wildflowers:** Dayna Hughes: Do we know how much will be sprinklered and planted? Bob Peavley: As of now just the soccer field will be sprinklered and grassed. I don't know now what we are doing as far as what will be seeded where or if we will be seeding the native grasses and wildflowers. We are open to your suggestions. Shawn Eliot: Re-vegetated scrub oak may be a nice alternative in some areas. Native grass and wildflowers often turns out to be nothing but weeds. As one of the documents to base our decision on for granting final plat, I would like to see, at the time we review the final plat, a landscaping plant that is more detailed – number of trees, types of trees, etc. We would like to see some xeri-scaping. Margaret Leckie: I think the City Council has some definite ideas and we can trust them if we express this as a concern when we make our motion.

5. **Bob Peavley:** We will be having an HOA (Home Owner's Association) for the whole development. There may be a separate one for the condos and another for the single family homes.
6. **Tree Lined Main Entry Corridor:** **Dayna Hughes:** I would like to see the number of and kind of trees shown along the main entry corridor detailed in the landscaping plan. **Bob Peavley:** We will add that into the landscaping plan.
7. **Sidewalks:** **Bob Peavley:** We are doing sidewalks on one side of the street. We have chosen the north and east sides of the street. This is because these are the sides the snow melts off of first. **Ken Young:** In looking at Phase 3, there is big open space on both sides of the corridor. On the south west side the trail goes thru the open space but we are also showing sidewalks along that side of the street. It doesn't make sense to have a sidewalk and trail adjacent with no sidewalk on the other side of the street. If we could move the sidewalk across the street on the south and west side of Silver Wolf Loop. We need to look at what makes sense instead of just pick one side of street to always put the sidewalks on. **Bob Peavley:** I agree.
8. **Lighting:** **Dayna Hughes:** Is there any indication on the map where the street lights will be? **Bob Peavley:** No, that will come with the final drawings. **Shawn Eliot:** City council requested some addresses to look at sample lighting. They were amenable to street lights but uncertain of what they wanted. I recommend 300 feet apart so you don't have constant light but can see as you drive. I suggest that we add that lights be chosen by the city staggered at 300' intervals on every street. **Bob Peavley:** We have not talked about detail. We just want to light it to your satisfaction and the type of lighting will be up to you also.
9. **Traffic Calming Devices:** **Dayna Hughes:** As of now you are putting in the chicains, and the tree-lined streets.
10. **The Monument:** **Dayna Hughes:** Do we have any information on the monument, what it will look like, etc?. **Bob Peavley:** No, we are still talking about that. We want to make this development as nice as we can. **Margaret Leckie:** There has been talk of the Mayor getting involved in the design of the monument, as he is an artist. **Bob Peavley:** We are very open to your suggestions. We will be giving more detail on this prior to final approval. We didn't think we had to submit that kind of detail to you at preliminary stage. **Shawn Eliot:** Early on in the discussions there was a comment about an elk sculpture being a part of the monument, and that the monument would be built up in the middle. Building the monument up so people cannot see the other side slows the traffic down.. **Bob Peavley:** One idea is to have the city residents propose ideas for the monument. I suggest you bring up resident input to the monument up during the upcoming public hearing.
11. **Crosswalks and Park Benches:** **Dayna Hughes:** No more discussion on crosswalks. The 12 benches look great.
12. **Playground, Pavilion:** **Shawn Eliot:** A good place for the pavilion would be right across the street from the soccer field by the town-homes. This appears to be a more central location in the development. **Bob Peavley:** I will detail these items when I do the landscaping plan. We will play with that. **Dayna Hughes:** Rather than adding more tables to the pavilion, can we add some more picnic tables along the trail. **Bob Peavley:** I don't see that as a big problem. What is concerning me is that you are already acting like these areas are going to be deeded over to you and are requesting more and more at every meeting. **Ken Young:** I have a concern with that too. We can't keep doing this. These things are not required by our code. The City does need to look at recreation amenities throughout the City but we cannot put the burden of all these amenities on this development. We need to get to a point where we say "This is sufficient, thank you," and then move on. Let's let them put together their plan and not nit-pick it at this point.

After some discussion it was decided that the specifics of the playground equipment, surfaces to go under the equipment, location, etc. should be included in the Landscaping Plan. It was also decided that the developer would not be responsible for a parking area for the soccer field. **Ed Christensen:** In one of the developments I am familiar with in California,

the developer solicited funds from the residents for the play equipment and ended up with awesome equipment. This might be an idea here if money is an issue. They put “in memory of” plaques by the donated items.

13. **Dan Ellsworth:** I am here on behalf of SESD – Electrical Service and the Highline Canal. I am concerned about the number of homes and the level of service that we will need to provide. Are you going to meter each of these homes with water or have one meter per HOA? This created problems in the St. George Flood. You may want to approach an HOA attorney.
14. **Street Names:** **Shawn Eliot:** There are some similarities, Bear Hollow and Bear Cub. Maybe change Bear Cub to Cub Circle. Bear Hollow and Pheasant Hollow are similar, maybe change Pheasant Hollow to Pheasant Glen. For variety, not repeating “Drive” so often, change Deer Creek Drive to Deer Creek Trail. In Phase 3, Sky Hawk Lane is close to a stub street between Lots 45 and 46 without a name. A possible name for this street is Prairie Dog Terrace.
15. **Shawn Eliot:** In Phase 3 there is a trail going thru the park and a cross-walk crossing the street. I recommend bringing the trail down so there is a continuous loop. Also, there needs to be a trail along Elk Ridge Drive, not just a 4’ sidewalk. **Ken Young:** That is correct. There is supposed to be a trail along Elk Ridge Drive, and not a sidewalk. As far as the loop, that is not required. The north-south connection is necessary, but not the loop. The trail alignment on 10200 So. is only required on one side. The east side would make sense.
16. **Round-About:** **Shawn Eliot:** The way it is shown on the plan, it is not showing how it connects to Goosenest to the east, or Park Drive to the south. To reach Goosenest, as shown, you would have to cut through Cloward’s driveway. Have you approached Mr. Cloward?
Bob Peavley: Not that I am aware of. We will definitely take a look at that.
17. **Cross-walks:** **Shawn Eliot:** Cross-walks on Elk Ridge Drive...they should be moved to the intersection instead of a ways off from the intersection. (Near Silver Wolf Loop and the park – near Lots 98 and 85 – two crosswalks).
18. **Shawn Eliot:** Off of Golden Eagle Drive – the furthest road to the west, there is a cul-de-sac there to access two of the homes (near Lot 1). **Ken Young:** At City Council they determined they did not want a turn-around there so it will not be a cul-de-sac. It will be a private drive but it does need to come in at a right angle onto Golden Eagle Way. This will effect the lot size on Lot 1.
19. **Fencing:** **Shawn Eliot:** It would be nice to have a detail of the fencing that will go along Elk Ridge Drive. The CC&R’s talked about fencing along the open space. **Bob Peavley:** This could be a part of the landscaping plan.
20. **Phasing Plan:** **Shawn Eliot:** According to the code, the phasing plan should list the times on-site and off-site improvements will be completed. I felt the timing should have been a little more detailed. Especially off-site. When will these things be put in? i.e. round-about, monument, payment for water tank, landscaping, soccer field, etc.
21. **Phasing:** **Chad Christensen:** The way I understand your literature, you will do Phase 1, Phase 2, Phase 4 and then Phase 3. Should you switch the names of Phase 3 and Phase 4 so they will be named in the order they are done. **Bob Peavley:** That sounds logical.

Chad Christensen: Can you please walk us through the timing on the phases? **Bob Peavley:** We will be coming in with Phase 1 and Phase 2 right now. Phase 3 will be coming in probably the end of this year or early next year for preliminary. The homes probably won’t be built and sold for another two years. It depends on how the construction season goes. Phase 4 – we are looking at two years. I think the preliminary on Phase 4 might be seen in two years, it is market-driven. (These are the changed numbers, 3 indicates town-home phase.) I don’t think the plan will change dramatically.
22. **Town-homes:** **Shawn Eliot:** We have no details, other than there will be approximately 72

units. When will we be getting details on the town-homes? You are bringing those in in two years, so you have no details now? Bob Peavley: We are not building the town-homes. We are working with various multi-family builders and whoever comes in with the best plan will get the job.

23. **Utilities:** Dan Ellsworth: really needs to meet with us (referring to the developer). With the current industry and what is taking place today, our lead times are horrendous. Our switches and transformers are about 26 weeks out. By the time you would get with us and put the pricing together, we are a long ways out. What we have to look at to service this area and Woodland Hills, we will need another sub-station. The transformers for sub-stations are 12-14 months out. It is very critical that we are involved. I get your agenda emailed to me, but this last one really caught my attention. We would like to be more involved with your planning.

As far as the lighting comment, we could help you look at those and look at demos. I can work something on the price of those. When you look at bidding a job you look at every streetlight to be about \$1,000 plus the cost of the wire.

One of the other things I would like to mention, is we would like to be more involved with you folks, know your master plan, etc. What is happening is that we have already re-wired Elk Ridge once and cannot afford to do this again. The wire we put in the ground to serve this development will cost about \$17/foot.

We also need to be involved with your master plan, as I need to have access to Woodland Hills through Elk Ridge. Elk Ridge is the backbone system for our feeder lines to Woodland Hills. We would like to pick the road to come along into Woodland Hills and future development. We will try and get rid of the overhead lines. We need to put the infrastructure in the underground. It is time for us to work closer with you guys. If you would invite me back, I would come to another meeting, or should I go to the City Council. Margaret Leckie: You might want to talk to the Mayor about that. If you have a card I will give that to the Mayor.

We will be building a new sub-station just west of where the current one is over by the Salem Sewer Ponds. That sub-station is good for about 500 homes. We share those with Salem City. Actually they are good for about 1,100 home. They pay half and we pay half. One of those sub-stations is running about \$2M (two million dollars) now. It is actually good for about 2,000 homes. You have to look at it as a glass half-full. In case I have problems I can shift my load so we don't have extended outages. We are again looking at a \$2M sub-station to service about 1,100 homes.

The overhead power lines in Salem will take about 9 months to move. Those UP&L lines are 46,000 volts and are costly. I don't know what to expect time-wise with Mid-America taking over UP&L. If you leave a corridor through there you can leave them and have walking space or open space. That is what Payson City is going to do across from you in their east-side development. The power line on Goosenest would come out. The power for the round-about will also need to be worked out. We can help each other if we work together.

Our intention is – everything from the canal, upward, we will put in underground.

Hiline Canal: One other point. I am president of the Hiline Canal. There is a 200' strip through there that cannot be challenged. If we can get SUMWA and the cities together there is lots of money out there for trails. It would be a wonderful feature to tie your trails into that Hiline Canal Trail. The Canal companies are trying to preserve that 200' swath and we hope you are looking at that the same way.

24. **Scot Bell:** There was supposed to be a lot-line adjustment between Lots 32 and 33. It looks minor. Bob Peavley: We did move the line 4 feet.

Round-about: Scot Bell: I am not seeing the trail on the east side of the circle (Park Drive). The trail needs to be contiguous. Also should we have some form of crash-barrier pillars (a ballard?) on the corners of the round-about (especially near the east side where the trail is.)

When the road is icy and people are attempting to get up that road on slick conditions, we should implement something to protect the residents who are walking along this area. We should have some form of pillars (or ballards) on those corners. Especially where the recommended trail runs on the east side. (The eastern curb of the round-about, between the natural curve of the round-about, and the trail; and possibly on the west side, going south.)

25. **Susan Haskell Lot:** Scot Bell: On this lot off of 1600 South, On this cul-de-sac or private drive I am not sure you have gotten her lot on this private drive access. We need to make sure you provide a public easement into these parcels. We need to avoid traffic turning off into private drives off of Elk Ridge Drive into some of these County lots (Jefferson Bell...a couple of people). At what point will this private drive be installed. Bob Peavley: At the construction of Phase 4.
26. Bob Peavley: There was one other concern you had that we addressed in Phase 2, Lots 1-6. We did address the moving of that walking trail.
27. Ken Young: I have been keeping track and would like to list the things that need to be considered as conditions before you make the motion. Here is my recap. You tell me if I have missed anything.
 - 1) **Street Name Changes**
 - a) Pheasant Hollow to Pheasant Glen
 - b) Deer Creek Drive to Deer Creek Trail
 - c) Cotton Tail Drive to Cotton Tail Lane
 - d) Bear Cub Circle to Cub Circle
 - e) Name stub road on Phase 3 – Prairie Dog Terrace
 - 2) **Landscaping/Recreation Plan** – To be presented before final plat approval to include:
 - a) Landscaping detail for all open areas
 - types of trees, plants, grasses
 - natural clusters detailed
 - b) Recreational Amenity detail –
 - playground details (location and type),
 - more picnic tables (along with details of type and location),
 - possible suggested location for City amenity of parking for soccer field,
 - location of pavilion proposed in Phase 4
 - c) Fencing detail
 - d) Lighting detail (Bob Peavley: Before we do this we need to know your requirements)
 - 3) Elk Ridge Drive – needs to show a 10 foot trail on the east side
 - 4) Possible loop connection in area of Phase 4 on the east side of Elk Ridge Drive
 - 5) Trail on Elk Ridge Drive needs to be shown going around the round-about
 - 6) Right-angle access for private drive on 1600 West (Golden Eagle Drive)
 - 7) Detail on how round-about connects with Park Drive and Goosenest
 - 8) Round-about ballards suggested on east curve and southwest corner of round-about
 - 9) Move cross-walks that go across Elk Ridge Drive so they are right by the intersections.
 - 10) Change Phasing Names – 3 and 4
 - 11) Add chicain at Grizzly Way crosswalk.
 - 12) More detail on improvements in Phasing Plan

Ken Young: If you feel this is a good list I will type it up for the developer.

Chairman Chad Christensen: Some closing comments. I am still concerned about safety in the intersection of Elk Ridge Drive through the open space.

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY DAYNA HUGHES TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE ELK RIDGE MEADOWS PUD WITH THE CONDITIONS LISTED ABOVE AS SUMMARIZED BY KEN YOUNG. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2), ROBERT WRIGHT, RUSS ADAMSON.

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY ED CHRISTENSEN TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT OF PHASES 1 AND 2 OF THE ELK RIDGE MEADOWS PUD WITH THE CONDITIONS LISTED ABOVE AS SUMMARIZED BY KEN YOUNG. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2), ROBERT WRIGHT, RUSS ADAMSON.

Ken Young: This will now go forward to City Council for their approval based upon the recommendations here. These will be recommended to be completed before submittal of the final plat.

3. ZONE CHANGE REQUEST – CRESTVIEW ESTATES TWO – FROM RR-1 TO R-1-15,000

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY SCOT BELL TO SET A PUBLIC HEARING FOR JULY 6, 2006 FOR A GENERAL PLAN LAND USE AMENDMENT AND ZONE CHANGE REQUEST FROM RR-1 TO R-1-15,000 FOR THE CRESTVIEW ESTATES TWO SUBDIVISION. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2), ROBERT WRIGHT, RUSS ADAMSON.

4. CRITICAL ENVIRONMENT ZONES AND PRDS - ELK RIDGE ZONE CODE AMENDMENTS

1. Shawn Eliot: What I am passing around right now is my proposed CE-1 code amendments. This is basically a mixture of our PRD and our MHD code. There were things that should have been in the CE-1 code that were in the PRD code.
2. Everything in green is new code. Everything in purple is what has changed since I last emailed you the code. I reviewed this with our planner at work (Mountainland Association of Governments), he asked me to change a few things. I would like to set a public hearing for the code amendments and we will continue to review this and you can get changes or amendments to me.
3. Basically we are getting rid of the PRD code and combining the CE-1 with the PRD. I am just going to read C.
Characteristics of the uses of this zone are one-family dwellings on lots that vary in size depending on the average slope of each lot.

That's important, it used to read *depending on the average slope of the development*.

Continuing:

Half-acre lots are allowed on lots with an average slope of 15% or under and one-acre lots with an average slope over 15%. Areas of 30% slope or greater shall be preserved as open space. Larger areas of open space can in return allow for third-acre lots located in areas with an average slope of 20% or less. Lots clustered together on flatter terrain should be surrounded by naturalistic settings...

What we are saying is you can do one-acre lots and have steeper slopes. You can do half-acre lots on the flatter slopes (15% and under). If you want to give some open space, you can do third-acre lots.

Above is a summary of what you can do in the zone, the main thing here is that the size of the lot allowed is based on the average of each lot, not the average of the development. An incentive here to build on the flatter areas is done by allowing third-acre lots only when larger areas of open space are proposed. If this option is not used, then half-acre lots on areas 15% or under and one-acre lots on 15% to 30% are allowed.

4. Shawn did further review of the document. He said one of the other main items in the new code is in STREETS AND ROADS. Most of this came from the new Mountain Home Development section of the Elk Ridge City code.
5. On the GRADING PLAN a major item is in the Landscaping where he requires a re-vegetation plan.
6. Regarding open space, the developer can either deed it to the City dedicate it as perpetual open space.

7. On the 15,000 sq. ft. lots you have to make the open space usable (or improved) and the code defines what usable is. This is where the PRD amenity is put into the zone.
8. Chad Christensen: Let's talk about this concept. Right now the zone allows for one-acre lots. With the new code, if the slope of the lot is 15% or less, you can have half-acre lots. If you deed some open space to the city, you can have third-acre lots. What do you commissioners think of this concept?

Scot Bell: It borders on clustering. Clustering is good for wild-life, for water-shed, for drainage, Clustering has some definite advantages
9. Shawn Eliot: Some of the things that have haunted us in the past is people not knowing the code and that it has been very confusing. If we can make this easy to understand it will be better.
10. At the end of the code, I have some drainage code taken from the Provo City code, which states that the drainage off your lot when developed should be what the original drainage was before it was developed.
11. A lot of cities require geo-tech reports in these areas, I haven't added this.
12. I invite comments on this. Chad Christensen: I like it for several reasons, one being that it allows for higher densities where they can build on flatter ground and the intent is still to preserve the hillside. I think we should set a public hearing for the amendment and continued to discuss it.
13. The Planning Commissioners discussed how you determine "average" slope.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY CHAD CHRISTENSEN TO SET A PUBLIC HEARING FOR JULY 6TH, 2006 FOR THE PROPOSED AMENDMENT TO THE ELK RIDGE CITY CODE REGARDING THE CE-1 ZONE (CRITICAL ENVIRONMENT). VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2), ROBERT WRIGHT, RUSS ADAMSON.

5. PLANNING COMMISSION BUSINESS

1. **Planning Commission By-laws:** Margaret Leckie: Jan Davis has requested we give her an amended ordinance for the amended Planning Commission By-laws. Ken Young: I will talk to her.
2. **Certified Planner Seminar:** Robert Wright, Dayna Hughes, Ed Christensen and Russ Adamson are all scheduled to attend the seminar in November.
3. Shawn Eliot: I attended the City Council meeting last week. RL Yergensen's project was discussed. We had a disconnect between Planning Commission and City Council. We had our vote on June 1st and when the City Council met the 13th, their packet did not have our latest discussion notes. It had the same background we received at our meeting prior to the discussion. In our motion we had stated that we wanted a re-vegetation plan. Since they did not have the motion, they did not consider this. My concern is that we need to have enough time to do our minutes and get the correct updated information to them. Ken Young: I did have that in the memo, possibly the wrong memo was pulled up on the computer for the packet.

This concerns me. They need to have our minutes and an updated memo.

Scot Bell: One of the things we used to do, and we haven't done it very well lately, is to send a representative from Planning Commission with the forwarded motion. We would put this in the follow-up items who need to attend and what motions are going forward.

Shawn Eliot: I agree. Many of the items need someone with technical expertise to explain things concerning the motions forwarded. We have talked about assigning people a month at a time to attend. Margaret Leckie: I am updating the tracking list also and that should help.

Ken Young: Most cities of substantial size have a planner on staff who will go to all these meetings. The Mayor has mentioned that we might consider adjusting my hours and fees which might allow me to attend these meetings. I can see benefit to that. Particular issues, such as the CE-1 code amendment, might make sense for the person most involved (Shawn) to attend. When the Elk Ridge Meadows goes forward to the City Council on the 27th, I will attend, it will be good to have someone else attend also.

6. CITY COUNCIL MEETING UPDATE

There was no representative there so no report was given. Margaret Leckie: For a quick update, they passed the Hillside Ordinance. They did approve the Ken Harris subdivision. Shawn Eliot: They approved the Type B curb and gutter standard. They did not approve the alternative curbing. They told Ray Brown to research the striping on his own. He is over roads on the City Council.

7. APPROVAL OF MINUTES OF PREVIOUS MEETING – MAY 18, 2006 AND JUNE 1, 2006

May 18, 2006 Minutes Review

Dayna Hughes

P.1, Item 2, paragraph 2: change “.” to “,”

P.3, Item 6, paragraph 3: delete word “was” regarding chip and seal

A MOTION WAS MADE BY DAYNA HIGHERS AND SECONDED BY SCOT BELL TO APPROVE THE MINUTES OF THE MAY 18, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE-MENTIONED CORRECTIONS. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2), ROBERT WRIGHT, RUSS ADAMSON.

Chad Christensen abstained from voting as he was not in attendance at the meeting.

June 1, 2006 Minutes Review

Dayna Hughes

P.2, Item 6, paragraph 2: line 4: add “to” after “you”

P.5, Item 5, paragraph 1: change “They Mayor” to “The Mayor”

P.5, Item 5, paragraph 2a, line 5: delete the word “are”

P.5, Item 5, paragraph 2e: remove first “?” in last line.

P.11, line 2: change “area” to “are”

Chad Christensen

P.7, Item n, a little over half-way down: add “we” after “what are”

Same paragraph, last sentence: remove “.” after “lots”

P.11, line 2: change “introduc” to “introduce”

P.1: Alvin Harward gave the opening remarks

Shawn Eliot:

P.12, Item 6, line 2: change “the City” to “a City”

P. 13, paragraph 2: delete “is” after “should add”

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY SHAWN ELIOT TO APPROVE THE MINUTES OF THE JUNE 1, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE-MENTIONED CORRECTIONS. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2), ROBERT WRIGHT, RUSS ADAMSON.

8. FOLLOW-UP ASSIGNMENTS, MISC. DISCUSSION

Margaret Leckie: We will be having Jan Davis set the following public hearings: The CE-1 Code Amendment and for the General Plan Amendment and Zone Change Request for the Crestview Estates Two Subdivision.

Ken Young: We need to have City Council set a public hearing for large-scale development approval of the Elk Ridge Meadows PUD.

ADJOURNMENT

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

Margaret Leckie

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NOTICE OF PUBLIC MEETING

Elk Ridge City Planning Commission Meeting and Public Hearings

Notice is hereby given that the Elk Ridge Planning Commission will hold **Public Hearings** and a regularly scheduled **Planning Commission Meeting on Thursday, July 6, 2006 beginning at 7:00 p.m.** During the regularly scheduled Planning Commission meeting consideration will be given to the following:

7:00 P.M. Opening Remarks & Pledge of Allegiance
Roll Call

1. **Motion to ratify polled vote of Planning Commissioners to set a Planning Commission Public Hearing on the Large-Scale-Development, Elk Ridge Meadows PUD, for July 6, 2006 at 7:30 p.m.**

2. **Public Hearings:**

7:00 P.M. Public Hearing - General Plan Land Use Amendment and Zone Change Request for Crestview Estates Two Subdivision, from RR-1 to R-1 15,000.

7:20 P.M. Public Hearing - Proposed Amendment to the Elk Ridge City Code regarding Critical Environment Zones & PRD's (Amending Chapter 10, Article A – CE-1 Critical Environment Zone).

7:30 P.M. Public Hearing - Proposed approval of Elk Ridge Meadows Subdivision as a Large Scale Development within Elk Ridge City

3. **Approval of Agenda**

4. **Motion on Public Hearings:**

A. General Plan Land Use Amendment and Zone Change Request for Crestview Estates Two Subdivision, from RR-1 to R-1 15,000.

B. Proposed Amendment to the Elk Ridge City Code regarding Critical Environment Zones & PRD's (Amending Chapter 10, Article A – CE-1 Critical Environment Zone).

C. Proposed approval of Elk Ridge Meadows Subdivision as a Large Scale Development within Elk Ridge City

5. **Dan Steele Site Grading Plan Approval**

- Review and Discussion

6. **Gunnerson Site Grading Plan Approval**

- Review and Discussion

7. **City Council Meeting Update**

8. **Planning Commission Business**

9. **Approval of Minutes of Previous Meeting, June 15, 2006**

10. **Follow-up Assignments / Misc. Discussion**

- Agenda Items for July 20, 2006 Planning Commission Meeting

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 29th day of June, 2006

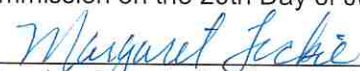


Planning Commission Coordinator

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 29th Day of June, 2006.



Planning Commission Coordinator

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ELK RIDGE PLANNING COMMISSION MEETING

July 7, 2006

TIME AND PLACE OF PLANNING COMMISSION MEETING

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, July 6, 2006, 7:05 p.m., at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Chad Christensen, Robert Wright, Shawn Eliot, Dayna Hughes and Ed Christensen

Absent: Russ Adamson, Scot Bell

Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Dan Steele, Anette Brigham, Dennis Roberts, Mike Dubois, Kevin Wiscombe, Lawrence Wiscombe, Jim Armstrong, Wade Payne, Eric Allen, Randy G. Young, Cheyn Gunnerson, Tricia Gunnerson, Ron Cooper, Linda Cooper

OPENING REMARKS & PLEDGE OF ALLEGIANCE

Chairman Chad Christensen welcomed the commissioners. Opening remarks were given by Ed Christensen followed by the pledge of allegiance. Chairman Christensen opened the first public hearing at 7:05.

1. MOTION TO RATIFY POLLED VOTE3 OF PLANNING COMMISSIONERS

CHAD CHRISTENSEN MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN TO RATIFY THE POLLED VOTE OF THE PLANNING COMMISSIONERS TO SET A PLANNING COMMISSION PUBLIC HEARING ON THE LARGE-SCALE DEVELOPMENT, ELK RIDGE MEADOWS PUD, FOR JULY 6, 2006 AT 7:30 P.M. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), RUSS ADAMSON, SCOT BELL

2A. PUBLIC HEARING GENERAL PLAN LAND USE AMENDMENT AND ZONE CHANGE REQUEST FROM RR-1 TO R-1 15,000 (FOR CRESTVIEW ESTATES TWO SUBDIVISION)

Chairman Christensen: The zone change requested for the Crestview Estates Two Subdivision is from RR-1 (Rural Residential) to R-1 15,000 (Residential third-acre lots). He opened the floor to comments.

Jim Armstrong: A resident who owns the property between Eric Allen's and Burke Cloward's. (His is just to the west of Eric Allens). He expressed some concerns about the street layout in the new proposed subdivision. He has been working with Mr. Allen to remedy this. Planner Ken Young explained that this particular public hearing is only concerned with the proposed zone change and not the proposed future layout. He recommended that Mr. Allen and he get together and work out a compromise design. This hearing is on the zone change of the area from RR-1 to R-1 15,000. Jim Armstrong mentioned that he will coming forward with a similar zone change request on his property. Ken Young mentioned that the City Council has discussed coming forward with a zone change request

Ken Young: At the last City Council meeting they had a discussion in which they requested that a motion come forward that would look at all that area (Jim Armstrong's, Eric Allen's, Burke Cloward's – all the RR-1 zoned land in that area by the church) and do the zone change in one fell swoop. Unfortunately, tonight we can only act on Mr. Allen's request. At the next meeting we come forward with the total zone change request by the City Council. I am not sure whether this zone change request includes Burke Cloward's property on the west end or not?

Chad Christensen: Are there any other comments or questions or anyone opposed to changing the zone?

There were none. The public hearing was closed at 7:20

2B. PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE ELK RIDGE CITY CODE REGARDING CRITICAL

At 7:20 p.m. Chairman Christensen opened the public hearing on the proposed amendment to the Elk Ridge City Code regarding critical environment zones and PRDs (amending Chapter 10, Article A – CE-1 Critical Environment Zones).

The definition of "average slope" of a lot was discussed. It is not defined in the code. Shawn Eliot mentioned he would like to include that definition in his CE-1 code and will obtain that before finalizing the code. The commissioners felt Shawn had done a good job of clarifying the

**ENVIRONMENT
ZONES AND PRDs**

code.

Robert Wright: I have a question on the code that states amenities that can be exchanges for smaller lot sizes. It states baseball and soccer fields. Is that both or either one? Shawn Eliot: It is either one or the other, and that is negotiable with the developer.

Dayna Hughes: The following corrections should be made to the amended code:

1. P5, Item G, last line – change “not” to “no”
2. Simplify paragraph above – P6. B-2, Line 4, Put a “.” After “comply.” Delete “accept” and start the new sentence at “the.” Basically, break it up into two sentences.
3. P6, paragraph 2, line 4 – delete “accept” following “complete”
4. P10, Item G-2,

The inconsistency in referring to lot size – sometimes as one-third acre and sometimes as 15,000 square feet, was discussed. Shawn said he will make it consistent in the final code, probably putting both designations together.

Chairman Christensen Closed the public hearing at 7:30 p.m.

**2C. PUBLIC
HEARING ON THE
APPROVAL OF ELK
RIDGE MEADOWS
PUD AS A LARGE-
SCALE
DEVELOPMENT
WITHIN ELK RIDGE
CITY**

Chad Christensen opened the next Public Hearing on Elk Ridge Meadows PUD being approved as a Large-Scale Development in the City of Elk Ridge. We will also be looking at the Preliminary Plat of Phase 3. He opened the floor for comments.

It was decided that the landscaping plan should be submitted and reviewed prior to the final plat submittal.

It was also clarified that the phase numbers will not be changed from their original designations. This possibility was discussed at the last meeting.

Ken Young briefly described the project as follows:

We have been in the review process of this proposed development for quite some time. The annexation occurred last Fall. The City has been working with the developer, Randy Young, to determine the best development process for this ground that was annexed into the City. The Planning Commission also took an active role earlier in the year and revised the PUD ordinance requirements. With this development coming, we wanted to make sure our PUD requirements were sufficient so several changes were made.

The plan for this property has been brought forward. It contains 25% of the acreage in open space throughout the development. Some of this is planned park facilities, some grass. There are trails through the property. There is a new connection of the main entrance into Elk Ridge. Now 1600 West onto Goosenest is the main entrance. Once this is developed the road will veer over eastward as it goes south and meet with Park Drive. The intersection at Goosenest will no longer exist. There will be a round-about at Goosenest and Park Drive. The north-south segment of Park Drive will be re-named Elk Ridge Drive.

There will be 306 units. There will be about 74 town-home units in Phase 4, not currently platted to be brought forward at a later date. The rest will be single family homes.

We have given this development a lot of close looks and attention. We have required many revisions from the developer and we are now coming to the final phases of the single family lots, Phases 1 and 2 with recommendation for approval by the City Council. Phase 3 will be looked at tonight and will go forward to the City Council, if recommended tonight, for approval next Tuesday, July 11th, 2006.

Chairman Christensen invited comments on the PUD.

Anette Brigham: I have been here since the beginning of this whole process and watched it develop. I think Elk Ridge should be very proud of all of their Planning Commissioners, Council members, and any citizens involved with the process. It has really developed into an area that I think the community will be very proud of. I have been one who has opposed it from day one,

yet I think it is a nice looking area. Chad Christensen: Randy has done a good job of working with us and we appreciate that.

Robert Wright: I would like to know more about the \$700,000 donation and the water tank. Shawn Eliot: It has been said that the water tank the City is purchasing with this money (basically an interest-free loan to be paid back through development impact fees) is a \$1.5M water tank that will last us through build-out. They expect that once they get a tank and a well that should be the last.... The rest of the money come from the City, monthly water bills, impact fees, etc. Randy Young: I have been involved in some of the discussion so can give you some input. The additional roughly \$600,000 to \$700,000 it would take to do the tank (my money is for drilling the well) perhaps might come through a bond the City would take care of. The bond would be paid back through development impact fees to the City. The talk a year ago was that it would not be from existing residents but from future development. You can't quote me as I don't know what the final decision was. The talk was that the well would be located on 112 South on the hill.

There were no further comments and Chairman Christensen closed the public hearing.

3. APPROVAL OF AGENDA

The Agenda items were reviewed. The only suggested amendment was that item 4C – Proposed Approval of Elk Ridge Meadows Subdivision as a Large Scale Development within Elk Ridge City, be amended to include approval of the preliminary plat of Phase 3 of the above-mentioned Subdivision.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES TO APPROVE THE AGENDA FOR THE JULY 6, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE-MENTIONED CHANGE. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), RUSS ADAMSON, SCOT BELL

4. MOTION ON PUBLIC HEARINGS:

4A. MOTION ON PUBLIC HEARING GENERAL PLAN LAND USE AMENDMENT AND ZONE CHANGE REQUEST FROM RR-1 TO R-1 15,000 (FOR CRESTVIEW ESTATES TWO SUBDIVISION)

Chad Christensen: This motion is on a General Plan and Land Use Amendment and Zone Change from RR-1 to R-1 15,000 for the Crestview Two Subdivision. Are there any questions or comments? If not, we need a motion.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY ED CHRISTENSEN THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN FOR THE AREA OF THE CRESTVIEW ESTATES TWO SUBDIVISION FROM RR-1 TO R-1 15,000, AND ALSO CHANGE THE ZONING FOR THE SAME PROPERTY FROM RR-1 TO R-1 15,000. VOTE: YES (4), NO-NONE (0), ABSENT-(2), RUSS ADAMSON, SCOT BELL, ABSTAIN-(1), ROBERT WRIGHT.

Robert Wright abstained as he was not at the meeting where the above mentioned topic was discussed.

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY ED CHRISTENSEN TO SET A PUBLIC HEARING FOR AUGUST 3, 2006 TO DISCUSS A GENERAL PLAN LAND USE AMENDMENT AND ZONE CHANGE REQUEST TO CHANGE THE RR-1 ZONED AREA BY THE STAKE CENTER TO R-1 15,000. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), RUSS ADAMSON, SCOT BELL

Ken Young: We will bring on the agenda for next time discussion of changing the zoning for the whole area. We need to determine if the Cloward property will be included in that zone change. This would be all the property that RR-1 above Goosenest and east of Elk Ridge Meadows. The Cloward property will be included in the discussion.

It was suggested that Jim Armstrong, who owns a portion of this land, make a written statement of support for the zone change and land use amendment.

**4B. MOTION
ON PUBLIC HEARING
ON THE PROPOSED
AMENDMENT TO
THE ELK RIDGE
CITY CODE
REGARDING
CRITICAL
ENVIRONMENT
ZONES AND PRDS**

Chairman Chad Christensen opened the floor for discussion or comments on the proposed amendment to the Elk Ridge City Code regarding the CE-1 zone.

Shawn Eliot: If approved by the City Council, this code amendment will take effect 30 days after the City Council votes.

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY SHAWN ELIOT TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PROPOSED AMENDMENT TO THE ELK RIDGE CITY CODE REGARDING THE CE-1 ZONE (CHAPTER 10, ARTICLE A – CE-1, CRITICAL ENVIRONMENT ZONE) AND PRDS. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), RUSS ADAMSON, SCOT BELL

Ken Young asked Shawn Eliot to please email him the verbiage on determining the slope to add into the amended ordinance before it goes to the City Council.

**4C. MOTION ON
PUBLIC HEARING ON
THE APPROVAL OF
ELK RIDGE
MEADOWS PUD AS A
LARGE-SCALE
DEVELOPMENT
WITHIN ELK RIDGE
CITY**

Chad Christensen opened the floor for discussion on the approval of the Elk Ridge Meadows PUD as a Large-scale Development and the approval of the Preliminary Plat of Phase 3 of the Elk Ridge Meadows PUD.

Ken Young: There are a couple of things that have been discussed previously, and part of our review, but are absent in our official discussion. There are a couple of notes that I am going to recommend be added to the plat:

1. Regarding Lots 17-24 in Phase 3 on Goosenest Drive, which is a major collector. According to Section 10-12-35B, we should add the following note: LOTS WITH FRONTAGE ON A MAJOR COLLECTOR OF THE CITY SHOULD HAVE A CIRCULAR DRIVE, HAMMERHEAD OR SIMILAR DRIVEWAY FOR ACCESS INTO THAT LOT.
2. It came to my attention today that the City has a Drinking Water Source Protection Plan and there is a well adjacent to the Elk Ridge Meadows PUD property on 112 South. The plan has some requirements that need to be met by homes which are within 100 feet of that well. Mostly we will be concerned about the placement of sewer lines. We will need to look at residential chemical use (such as fertilizer for landscaping) within 100 feet of that well. Landscaping restrictions may have to be placed on a couple of lots adjacent to that well. I have some proposed verbiage for those lots. The landscaping requirements would be for landscaping not requiring fertilizers or chemicals. It may require some type of rock or xeri-scaping. This note will be on the plat and in the assessments file that is looked at the time the building permit is taken out. This would probably only affect two lots – Lots 44 and 45. The effect will be very minimal.

Chad Christensen: On Phase 3, by putting the private access drive to the homes that are on 1600 W, will it cause any problems with access to the existing lots that were once accessible when 1600 W. extended to Goosenest? Ken Young: No.

Shawn Eliot: 11200 South, is this a 66 foot right-of-way. Ken Young: It is an arterial so it will be. Shawn Eliot: What about Goosenest, it is shown as a 57 foot right-of-way. Shouldn't it be 66' also? This is shown on the last map, below Lot 20. Ken Young: Yes, it should.

Shawn Eliot: The last item is a typo – Cotton Tail Lane is also listed as Cotton Tail Drive, they should both be "Lane."

Ken Young: One reason for keeping the pavilion where it is shown now is that there is some parking area accessible to this area. Silver Wolf Loop is a good place for cars to park (people coming to use the pavilion) as there are no homes along that side of the street. Since the soccer field is a community-wide facility used by the whole city, it was decided that the City, if they choose, will be responsible to bring in off-street parking. We have required enough other amenities that were not requirements and don't need to require the developer do this also.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN TO RECOMMEND APPROVAL BY CITY COUNCIL OF THE ELK RIDGE MEADOWS PUD AS A LARGE-SCALE DEVELOPMENT IN THE CITY OF

ELK RIDGE. AND ALSO RECOMMENDED APPROVAL OF THE THE PRELIMINARY PLAT OF PHASE 3 OF ELK RIDGE MEADOWS PUD AND THE REVIEW OF THE REVISIONS FOR PHASES 1 AND 2. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), RUSS ADAMSON, SCOT BELL.

Ken Young: The overall density of Phase 4 has been approved, but not the detailed plat.

Margaret Leckie: This question came up in the office today. Randy, do you want this development called “Elk Ridge Meadows Subdivision,” or “Elk Ridge Meadows PUD?” Ken Young: It needs to be PUD or you can spell it out as “Planned Unit Development.”

Robert Wright brought up the fact that the developer needs to make sure the phone company does not have to do major time-consuming upgrades to service the area that might hold up the project.

5 DAN STEELE SITE GRADING PLAN APPROVAL

The following discussion ensued regarding the Dan Steele Grading Site Plan:

- a) Chad Christensen: I hear things have been figured out for the approval of the site grading plan?
- b) Dan Steele: I think so. The biggest problem was the misconception that the original lot slope was 30%. I prepared a packet for this evening’s discussion. In that packet is (on the second or third page) the actual lot slope calculation. The elevation divided by the length of the lot times 150%. That also matches what City Engineer, Jeff Budge, found.
- c) Dayna Hughes: So what it boils down to is when they cut in the road it added fill to the lot so the contour lines are wrong because they added fill and it is not a 30% slope. Dan Steele: Even with the contour lines there now it is less than 30%. It still averages 18%. Dayna Hughes: What about the building envelope where the house is to be built? Is that 30%. Dan Steele: No.
- d) Ken Young: I want you commissioners to understand that since the last meeting there has been information submitted by the City Engineer. When we look at the steep grade at the top end of the property, that was not the natural grade of the property. That was caused by the road construction, so when we figured the slope we went up above the road, where the contours are still natural, and found the average slope to be 15% to 18%, so it does meet code. We have the City Engineer’s recommendation that we go forward on this plan.
- e) Dan has improved the area where the home is supposed to be, then the drop-off behind may seem steep, but his compaction has been approved. The approval of the project has been beneficial for us to review to see that in reality those lots were approvable as building lots by the City. The road cuts and fills have altered things.
- f) Ed Christensen: I went out and looked at the property and after being there, could tell that the natural slope was within code. Being a builder, I am comfortable with what he has done so far. Dayna Hughes: Is there a re-vegetation plan? Dan Steele: In tonight’s packet there is a landscaping plan. There will be native plants left undisturbed in the rear.
- g) Dayna Hughes: Are the driveway issues all resolved? Dan Steele: Yes, the driveway slope will be less than 4%. Shawn Eliot: In the current CE-1 code, he doesn’t have to turn in a landscaping plan, in the new code it does require that be done.
- h) Dayna Hughes: I am concerned with the cut in front of the house. Will that be re-vegetated? Dan Steele: That will be grass.
- i) The whole east side will be left mostly natural.

BORDER BETWEEN GUNNERSONS AND STEELES:

- j) When you look at the two lots there is a natural slope between my lot and Gunnerson’s. It comes to our property line, flows towards the middle of my house, then goes to Holman’s on Cove Drive. Holman’s have a collection pond with a pipe exiting it that goes under Cove Drive. That has been there for 5-6 years. So the intent is all the water off the hill will go to

Holman's, then through the pipe to the lower retention pond by the golf course. I have given Holman permission to fortify the pond near the back of my property and do whatever they need to do to the retention pond near the back of my property. He had problems with the run-off from the top of the hill not going into the pond during some heavy rains at the beginning of this year so he has fortified the pond.

- k) Chad Christensen: You have done a good job.

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY SHAWN ELIOT TO APPROVE THE DAN STEELE SITE GRADING PLAN OF LOT 3, PLAT A, OF FAIRWAY HEIGHTS SUBDIVISION. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), RUSS ADAMSON, SCOT BELL.

6. GUNNERSON SITE GRADING PLAN APPROVAL

Ken Young: The Gunnerson request is very similar to the Steele request. We had some concern that we had to work out. The discussion of the natural slope of the property on the Steele lot, also applies to the Gunnerson lot. The Gunnerson lot is just to the east of the Steele lot.

It appeared that the slopes and grades of the two lots did not match up so the two of them got together and came up with a solution. They proposed an 8" pipe between the lots to take care of drainage from one lot to the other. I think we on a staff level feel the Gunnerson site grading plan is in the same category and we recommend it be approved.

The following discussion ensued regarding the Gunnerson site grading plan:

- a) Shawn Eliot: Are you doing the same type compaction on your lot as on the Steele lot?
Tricia Gunnerson: We are doing very little, we are higher the way the slopes work. Our driveway has a little reverse slope but is on the side. It drains away from the house. The 2% required drainage away from the house is met.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY ED CHRISTENSEN TO APPROVE THE GRADING SITE PLAN FOR THE GUNNERSON LOT, LOT 4, PLAT A OF FAIRWAY HEIGHTS SUBDIVISION. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), RUSS ADAMSON, SCOT BELL.

Dan Steele will email Ken Young the verbiage he found on the internet – it is from the building code - for determining the average slope on a lot.

7. CITY COUNCIL MEETING UPDATE

Shawn Eliot attended most of the last City Council meeting and reported the following:

- b) Tony Fuller reported on the water situation in the City. He wants to purchase more water rights for the City.
- c) Anette Brigham: Regarding our **water capacity**. With all the water rights and things that are going on, you have enough water for Phases 1 and 2 probably; but in order to complete the Elk Ridge Meadows PUD you'll probably end up needing another 100 acre/feet of water.
Margaret Leckie: Randy Young has located a source of possible useable water to bring in to the City. I am not sure if they have determined yet whether it is transferable. Anette Brigham: He will end up doing some cash-in-lieu of water.
- d) Ken Young: Whether water is transferable has something to do with where the water underground originates from. The aquifer is under the entire valley, so you can buy a portion of the water in that aquifer. Anette Brigham: There are certain areas you can't buy water from that do not transfer to other areas. I think you are in Area 51 and I don't think you can transfer water from Area 55.
- e) Anette Brigham: I think the recommendation is to go find outside water not as the transfer approval process is rather lengthy and could hold up development. It takes about a year. In about a year they want to be potentially working on the well.
- f) Shawn Eliot: Regarding the **sewer**, the Mayor has talked to the Salem mayor and they are talking about freeing up another 100 connections so we will have some prior to the Payson

agreement being worked out. We have maxed out on our allotted connections with them per our agreement, but they have excess connections for their capacity. Chad Christensen: It has been planned that part of Randy Young's PUD will use Payson sewer. Shawn Eliot: They Mayor feels the deal with Payson is on the verge of going through.

- g) Shawn Eliot: Another item that was discussed is that at the corner of Park Drive and Elk Meadows, there will be some changes starting tomorrow. The intersection will be changed to a **T-intersection**. The asphalt will be cut out and there will no longer be a big curve. Also in the next week or two letters will be going out announcing the **renaming of the north-south portion of Park Drive to Elk Ridge Drive**. The Mayor told me to order the signs.
- h) There was talk about the **addressing** and how the City is not going by the coordinates. Letters will be going out in the next couple of weeks to inform about 185 residents that they will have to change their address.
- i) **Sidewalk standards** have been approved. I took the standard in with me that night, told them the history of our discussion and why we came up with the standard. The City Council decided that all new developments requiring curb and gutter, will also require sidewalks. They will require 5 foot rather than 4 foot sidewalks and on both sides of the street, and meandering. Randy Young's will fall under this. Standards are in effect the night they pass, as opposed to ordinances, which are not in effect until 30 days after they are passed. A snow-removal ordinance will probably need to be passed for maintaining the sidewalks.
- j) The City Council said to pass on that we as a Planning Commission, are doing a great job.
- k) Ken Young: We will not require Randy to submit a new plat until he goes before City Council and learns about the sidewalk requirement, etc. as there will be additional things possibly required at the City Council level.
- l) Dayna Hughes: Do we have a lighting standard? Shawn Eliot: No, I need to get them some samples to look at. I am going to call the fellow from SESD who attended our meeting a few meetings ago and get some of his recommendations. Robert Wright: I saw a very desirable light in Woodland Hills that lit up the ground but did not emit reflection or glare from the bulb.
- m) Shawn Eliot: The Mayor is still concerned about the Planning Commissioners going to City Council meetings and having them come to our meetings. If we are presenting something that we are an expert on, that is OK.
- n) Margaret Leckie: It has also been discussed that maybe there be lag time between when we approve something and when it goes for approval to City Council so they have our minutes and memos prepared which include the Planning Commissioner's discussions and recommendations. This has been a problem in the recent past where the Council has not had the updated information. Shawn Eliot: A possible solution is having the Planner, Ken Young, go and represent the commission and answer questions. He could then give the City Council Update during our meeting. Ken Young: I have submitted a proposal to the City Council which would increase my service level and include me attending a portion of the City Council meetings. This will probably happen.
- o) Shawn Eliot: Chad and I have also talked about maybe Chad getting a City Council packet to review the agenda and see if it is necessary for some of us to attend. We also want to check the back-up material. Maybe Margaret, who gets a packet, could double check this material. Chad Christensen: For the CE-1 code amendment it would be very appropriate for Shawn Eliot to attend that meeting.

8. PLANNING COMMISSION BUSINESS

Chad Christensen: We still could use an alternate member for the Planning Commission. Shawn Eliot: I will again talk to Lydell Lutes. Ed Christensen: I have a brother-in-law that just moved to Elk Ridge that might be interested, I will talk to him.

Ken Young: I will prepare everything, but will not be attending the next meeting.

**9. APPROVAL OF
MINUTES OF
PREVIOUS MEETING**

The following edits were proposed for the minutes of the June 15, 2006 Planning Commission Meeting minutes:

Shawn Eliot

P10, last Item, 6: change “or to a” to “dedicate it as” *open space*, delete “type fund”

Ed Christensen

P11, Item 5-3, paragraph 2 – change “The” to “They”

Dayna Hughes

P11, Item 10, change “then” to “the”

P5, Item 2 title, change “El Ridge” to “Elk Ridge”

P5, Item 2-3, first line, change “water tank” to “well system” and “I” to “It”

Chad Christensen

Russ was not here last time, change the roll call to so indicate, and mark him as absent in all voting portion of motions. Change voting from 6 to 5. 6 of 7 commissioners should be 5 of 7 commissioners when referring to those present in the work session (4-wheel trip to CE-1 zone).

P4, Item 4, change speaker from Russ Adamson to Scot Bell

P.8, Item 23, change “referring to Randy Young” to “referring to the developer”

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY SHAWN ELIOT TO APPROVE THE MINUTES OF THE JUNE 15 2006 PLANNING COMMISSION MEETING WITH THE ABOVE-MENTIONED EDITS. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), RUSS ADAMSON, SCOT BELL.

**10. FOLLOW-UP
ITEMS AND MISC
DISCUSSION**

The following follow-up discussion ensued:

- a) Dayna Hughes: Regarding the handout in the packet from the Utah League of Cities and Towns, it refers to the importance of know the difference between legislative and administrative acts – what do they mean? Ken Young: Legislative is the City Council (Planning Commission is a part of that). Administrative would be decisions made in-house. These would be taken care of by the Mayor. I am not sure what their caution was regarding. Maybe it means understanding that certain things need to be brought forward legislatively.
- b) Shawn Eliot: I have an item I would like on the next agenda. I would like to talk about the transportation element of the General Plan and the Trails element. Dayna Hughes: Regarding our application for funding that was denied (for Trails), did you hear any comments on what were lacking? Will we apply again in February? Shawn Eliot: Yes, I have gotten the applications. Regarding what we were lacking, they said one thing that would have helped is having more letters of support, for example, from the County, etc.
- c) Shawn Eliot: Once the council approves the amended CE-1 code, I would like to update our Large-scale development code, which is now all wrong because it talks about the PRD. I have fixed that but need to bring it to you. We also need to decide if we want to change the CE-2 code. The area where the cabins are is CE-2 Zone.

ADJOURNMENT

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



NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular **Planning Commission Meeting on Thursday, July 20, 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. **Hansen/Thornock Subdivision – 412 S. Hillside Drive – John Henry**
- Review and Discussion – Ken Young
2. **Preliminary and Final Plat – Oak Hill Estates, Plat E – RL Yergensen**
- Review and Discussion – Ken Young
3. **Final Plat – Harris Estates Subdivision – Alvin Harward**
- Review and Discussion – Ken Young
4. **Transportation and Trails Elements in General Plan**
Review and Discussion – Shawn Eliot
5. **General Plan Land Use Amendment and Zone Change Request from RR-1 to R-1 15,000 for RR-1 Property to north of new Stake Center**
Review and Discussion – Ken Young
6. **City Council Meeting Update**
7. **Approval of Minutes of Previous Meetings – July 6, 2006,**
8. **Planning Commission Business**
Vacancies
9. **Follow-up Assignments / Misc. Discussion**
- Agenda Items for August 3, 2006 Planning Commission Meeting
- Public Hearing for RR-1 to R-1 15,000 zone change on August 3, 2006

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 13th Day of July, 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 July, 2006.



Planning Commission Coordinator

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ELK RIDGE PLANNING COMMISSION MEETING
July 20, 2006

TIME AND PLACE OF PLANNING COMMISSION MEETING A regular meeting of the Elk Ridge Planning Commission was held on Thursday, July 20, 2006, 7:05 p.m., at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Chad Christensen, Scot Bell, Russ Adamson and Shawn Eliot
Absent: Robert Wright, Dayna Hughes and Ed Christensen
Others: Ken Young, City Planner
 Margaret Leckie, Planning Commission Coordinator
 RL Yergensen, Kevin Hansen, Bud Whistaker, Alvin Harward,

OPENING REMARKS & PLEDGE OF ALLEGIANCE Chairman Chad Christensen welcomed the commissioners. Opening remarks were given by Ed Christensen followed by the pledge of allegiance..

CITY COUNCIL UPDATE

Shawn- Street lighting & new subdivision. Find some downward facing low density lights, which they want on the main roads only. Waiting for a call back from Strawberry Power. Talked a lot about the water tank. Not much discussion on the landscaping, just concern about the weeds. Sidewalks (5ft) are now required on both sides of the road in the new areas except where there are trails. Randy Young agreed to do this.
 Alvin – Payson approved our sewer plan. All approved on Phases 1, 2 & 3 for Randy Young (preliminary plat). Crestview Two zone change passed to R-1 15,000.
 Landscaping plan required from Randy to address the issue of open space grass. Letters have been sent out on address changes. More explanation on why 185 addresses were changed instead of only 19. Conformity with odd and even numbers being on the right or left side of the street, 9-1-1 calls and so forth. People with concerns should call the Mayor. CE-1 code amendment passed.

APPROVAL OF MINUTES OF JULY 6, 2006 MEETING Changes given to Margaret during the current meeting for correction.

APPROVAL OF AGENDA Scratched Items 6 & 7 already discussed. Everyone agreed to start discussion on Item 1 even though Scot had not arrived yet. (per Margaret on his way).

1. HANSEN/THORNOCK SUBDIVISION

Ken gave out updated proposals listing 7 items that need to be addressed or corrected. Two options: Table items or go forward to city council with seven conditions listed. 1) show curbing and street improvement along north end of property, 2) show sewer and water laterals stubbed into lots, 3) show as-built sewer and water laterals, 4) show sump to be installed at corner of Salem Hills Dr. and Hillside, 5) show a vicinity map, 6) show names and addresses of subdivision property owners, as well as adjoining property owners, and 7) combine attached topographical map detail with the plat. Hansen lot is under contract to sell. Right now it is a 2 acre parcel. It had been sold as 2 lots, but never legally sub-divided. City map shows 2 lots, but is incorrect. The process was started, but never finished. It is in the CE-1 Zone. Grading plan and re-vegetation plan would be required. Drainage is a big concern. Landscaping plan and Item 4 are in place to take care of the drainage problem. Alvin clarified that sidewalks required are just for PUD, not all new development. The trail application done last year specified that the trail was to be divided from the road by 4 feet on City property. Ken – Trails need to be more specifically defined ie, bike-lane, walking. There is no standard right now. More time will need to be spent on the subject.
 SHAWN - ALL IN FAVOR FOR MOTION TO GO FORWARD TO CITY COUNCIL.
 Grading site plan, re-vegetation plan be approved prior to any work being started. Owner will be required to put in a portion of the trail as outlined in the Elk Ridge Trail Plan.

2. OAK HILL ESTATE- PRELIMINARY AND FINAL PLAT, PLAT E

R.L. Yergensen has a 1 lot subdivision covering 2 zones. Requests approval for a building lot. Ken determined that rezoning is not necessary. Waived the requirement for grading site plan, but if any proposals come forward in the future for accessory buildings in the CE-1 zone part of the property a grading plan would be required. Shawn – Future owners need to be aware of the CE-1 non-buildable open space part of this property. Ken thinks requirements for grading site

plan will bring that forward. Landscaping will be done and possibly re-vegetating. Curb and gutter already there. Drainage taken care of. Scot – concerned about driveway crossing 30% slope, no one else concerned.

MOTION MADE TO GO FORWARD TO CITY COUNCIL AUGUST 8TH 2006. 3 IN FAVOR 1 OPPOSED (SCOT BELL)

**3. HARRIS
SUBDIVISION-FINAL
PLAT**

Kent Haskell recommended that curb and gutter be put in along Oak Lane and Canyon View Lane with a sump at back north end of Lot 5 and southwest end of 2. The suggestion was made because it would clean up the area and help with the drainage. No other concerns from the staff. There should be some sort of improvement to catch this run-off. The run-off is coming from the Gundersons, who don't keep up natural catch basin. Mayor needs to talk with him about maintaining his own water. Sumps only required if put in curb and gutter.

MOTION MADE TO GO FOR FORWARD TO CITY COUNCIL. 3 IN FAVOR 1 OPPOSED (SCOT BELL) Felt that we are going against our own policy. To comply with our water run-off policy, one sump should be installed in the corner which would prevent water from going to Canyon View drive.

**4. TRANSPORTATION
AND TRAILS
ELEMENT**

Discussion on Transportation was convoluted and Shawn suggested a work session was needed as previously discussed. The type of trails need to be specified. Ken says to pull out grant application and in our work session see if we can develop a trails plan in certain areas to meet those grant requirements.

**5. ZONE CHANGE
AND LAND USE
AMENDMENT**

No discussion needed tonight, letters have been sent out notifying all within 300 ft. and within the zone. It is scheduled for public hearing at the next meeting. Burke Cloward has chosen that his property not be included in this zone change.

Should our future land use map be changed and remove PUD designation on property to east and west of the north end of Randy Youngs PUD development? Since it's not within the current City limits, we can propose a zone change without noticing land owners.

MOTION FOR REVIEW FUTURE LAND USE MAP FOR AREA NORTH 112 SOUTH.
ALL IN FAVOR.

**6. PLANNING
COMMISSION
BUSINESS**

Shawn will talk to Lyndell again about coming in to planning commission.

Margaret – new Development and Construction Standards will be given out next week.

Ken talked to John Money wondering how far could proceed without sewer in place. Told to proceed with roads first. Getting alignment approved.

Scott: will need to add trail to Haskell Subdivision if gets approved.

ADJOURNMENT

Meeting adjourned 10:15 pm



NOTICE OF PUBLIC MEETING – AGENDA – AMENDED

Notice is hereby given that the Elk Ridge Planning Commission will hold Public Hearings on the following items on **Thursday, August 3, 2006, beginning at 7:00 p.m.** prior to the regularly scheduled Planning Commission meeting at which time consideration will be given to the following:

- 7:00 Public Hearing – Proposed General Plan Land Use Amendments & Zone Change Request from RR-1 to R-1 15,000 for RR-1 property north of Goosenest Drive and east of Elk Ridge Drive; excluding property owned by Mr. Burke Cloward.**

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular **Planning Commission Meeting on Thursday, August 3, 2006 beginning at 7:20 p.m.**, the Planning Commission 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:

- 7:20 P.M. Opening Remarks & Pledge of Allegiance
Roll Call
Approval of Agenda**

- 1. Motion on Public Hearing – Proposed General Plan Land Use Amendment and Zone Change Request from RR-1 to R-1 15,000 for RR-1 property north of Goosenest and east of Elk Ridge Drive, excluding property owned by Mr. Burke Cloward**
- 2. Ken Harris Subdivision – Vacation of Salem Hills Subdivision, Plat C. Lots 19, 20 & 21**
 - Review and Discussion – Ken Young
 - Set public hearing for August 17, 2006
- 3. Carey Montierth Lot Split**
 - Review and Discussion – Ken Young
- 4. Crestview Estates Two Subdivision – Preliminary Plat**
 - Review and Discussion
- 5. Elk Ridge Meadows Landscaping Plan – Randy Young**
 - Review and Discussion
- 6. Trails Standards**
 - Review and Discussion – Shawn Eliot
- 7. Elk Ridge City General Plan - Circulation Map**
 - Review and Discussion – Shawn Eliot
- 8. Set Public Hearing to Amend R-1-20,000 (frontage to 100') – Aug. 17, 2006**
 - Review and Discussion
- 9. Amend Future Land Use Map – Northeastern Portion to be annexed which includes PUD and Commercially Zoned Areas**
 - Review and Discussion
- 10. City Council Meeting Update**
- 11. Approval of Minutes of Previous Meetings, July 20, 2006**
 - Review and Discussion – Ken Young
- 12. Follow-up Assignments / Misc. Discussion / Planning Commission Business**
 - Agenda Items for June 12, 2006 Planning Commission Meeting

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

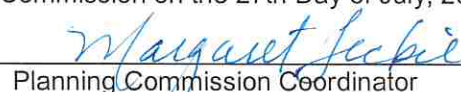
Dated this 27th day of July, 2006


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 27th Day of July, 2006.


Planning Commission Coordinator

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**Public Hearing
Attendance**

Commissioners: Chad Christensen, Dayna Hughes,
Absent: Russ Adamson, Robert Wright, Ed Christensen
Late: Scot Bell, Shawn Eliot
Others: Ken Young, City Planner
Carey Montierth, Randy Young, Jeff Budge, Bob Peavley, James Armstrong,
Lawrence Wiscombe, John Wiscombe, Todd Trane – Trane Engineering

PUBLIC HEARINGS

**PROPOSED GENERAL
PLAN LAND USE
AMENDEMENT AND
ZONE CHANGE
REQUEST FROM RR-1
TO R-1 15,000 FOR
PROPERTY NORTH
OF GOOSENEST AND
EAST OF ELK RIDGE
DRIVE, EXCLUDING
BURKE CLOWARD
PROPERTY**

Chairman Chad Christensen opened the Public Hearing regarding for the proposed General Plan Land Use Amendment and Zone Change Request for property north of Goosenest Drive and East of Elk Ridge Drive, excluding the Burke Cloward Property.

Chairman Christensen invited anyone who wished to express themselves to speak. Jim Armstrong, who live in and owns a large portion of the property being considered in the proposed changes expressed his support of the zone change. The excluded Cloward property is owned by Burke Cloward and his daughter, Carrie and her husband.

Dayna Hughes questioned whether Mr. Cloward had any problem with the land around his undergoing a zone change. Ken Young did not think that he did.

There was no one present who opposed the proposed zone change.

Chairman Christensen closed the public hearing at 7:20 p.m.

ELK RIDGE PLANNING COMMISSION MEETING
August 3, 2006

TIME AND PLACE OF PLANNING COMMISSION MEETING A regular meeting of the Elk Ridge Planning Commission was held on Thursday, August 3, 2006, 7:20 p.m., at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL *Commissioners:* Chad Christensen, Dayna Hughes, Scot Bell, Shawn Eliot
Absent: Russ Adamson, Robert Wright, Ed Christensen
Others: Ken Young, City Planner
 Jeff Budge, City Engineer
 Carey Montierth, Randy Young, Jeff Budge, Bob Peavley James Armstrong, Lawrence Wiscombe, John Wiscombe, Todd Trane – Trane Engineering

OPENING REMARKS & PLEDGE OF ALLEGIANCE Chairman Chad Christensen welcomed the commissioners. Opening remarks were given by Scot Bell followed by the pledge of allegiance..

APPROVAL OF AGENDA Ken Young mentioned that Items 3 and 8 were the same thing., meaning in order to allow the Carey Montierth lot split to occur, the Elk Ridge City code must be changed to allow for a smaller frontage as her lot is substandard width according to present code. Also, the lot will be a corner lot and the code calls for a 10-foot additional width requirement for corner lots. Several options were looked at for Carey, including going to the Board of Adjustments, but it was discussed at the City Council and the option of amending the code was chosen as the best option. Thus, it was decided to include discussion of Item 8 in Item 3.

If City Engineer, Jeff Budge, arrives early, Item 7: Elk Ridge City General Plan – Circulation Map, will be moved to the front of the agenda.

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY SCOT BELL TO APPROVE THE AGENDA WITH THE ABOVE DISCUSSED CHANGES. VOTE: YES-ALL (4), NO-NONE (0), ABSENT: ROBERT WRIGHT, ED CHRISTENSEN AND RUSS ADAMSON.

1. MOTION ON PUBLIC HEARING Chairman Christensen invited comment concerning the public hearing on amending the Land Use Element of the General Plan to allow for a zone change from RR-1 to R-1 15,000 on property north of Goosenest and east of Elk Ridge Drive, excluding property owned by Burke Cloward and his daughter.

There were no concerns expressed. Dayna Hughes mentioned that the new zoning would fit in with the uses of the surrounding properties.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY SHAWN ELIOT TO MOVE FORWARD TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL THE PROPOSED LAND USE AMENDMENT AND ZONE CHANGE REQUEST FROM RR-1 TO R-1 15,000 FOR THE RR-1 PROPERTY NORTH OF GOOSENEST AND EAST OF ELK RIDGE DRIVE, EXCLUDING PROPERTY OWNED BY BURKE CLOWARD AND HIS DAUGHTER CARRIE AND HER HUSBAND. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (3) – ROBERT WRIGHT, RUSS ADAMSON AND ED CHRISTENSEN.

2. KEN HARRIS SUBDIVISION – SET PUBLIC HEARING FOR VACATION Chairman Christensen explained that in the subdivision process for the Harris Estates Subdivision it was overlooked that a vacation of the 5 lots that comprise the subdivision from their current subdivision (Salem Hills Subdivision, Plat C, Lots, 19, 20 and 21), was necessary before a new subdivision could be formed. Tonight we need to set a public hearing for that vacation.

Notification

CHAD CHRISTENSEN MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES TO SET A PUBLIC HEARING FOR THE VACATION OF LOTS 19, 20 AND 21

FROM THE SALEM HILLS SUBDIVISION, PLAT C TO FORM A NEW SUBDIVISION – HARRIS ESTATES SUBDIVISION. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (3) – ROBERT WRIGHT, RUSS ADAMSON AND ED CHRISTENSEN.

**J. CAREY MONTIERTH
LOT SPLIT / SET PUBLIC
HEARING TO AMEND
FRONTAGE
REQUIREMENTS IN ELK
RIDGE CITY CODE**

Ken Young had prepared the proposed amendment to the code which would change the requirements for lot frontages and allow Carey Montierth to split her lot. He reviewed it. Several options were presented to the City Council on July 25, 2006 and the following option was selected to go forward:

1. Carey Montierth (who was present) has a lot in the R-1 20,000 zone (the only R-1 20,000 zone in the city – no animal rights). She owns a corner lot and would like to split it in half but it does not meet the code requirements regarding the frontage width requirement. The City Council has said they would approve an amendment to change that frontage requirement in that zone from 120 feet to 100 feet. Currently almost half of the lots in that zone, including the Ken Harris subdivision, are sub-standard as far as frontage width. Any attempt to achieve a certain feel or spacing, is non-existent in that area; so, the reason for having this requirement is questionable. Half-acre lots are still desired, the width requirement is not the only issue in question. Her new lot would be a corner lot and additional footage is required for corner lots (10 feet). Changing that requirement to 5- feet or deleting the requirement from the code would allow her lot split to go forward. Her lot would be the same width as the Ken Harris subdivision lots.
2. The Ken Harris lots are 100 foot frontage and there is one other developed lot in the area less than 100 feet in width. The overall density of the area will not change. There are some other lots in that area which in the past were not able to divide due to the frontage requirement, which if changed, will now be able to be split.
3. There was some discussion as to whether any more lot splits could occur due to sewer connections not being available. Ken Young mentioned that the Mayor had found we do have some connections in our 18% capacity agreement with Salem and so some limited development can occur.
4. Ken thought that about one-fourth of the lots in this R-1 20,000 area were still undeveloped.
5. Ken Young mentioned that this would fit in well with all the R-1 15,000 development (with the smaller frontage requirement) in the surrounding area. The only remaining zone in the City with a frontage requirement over 100 feet would be the R&L-1 20,000 zone which allows for large animals and can use the extra frontage.
6. IN SUMMARY: The proposal is to change the frontage requirement from 120 feet to 100 feet and the extra corner requirement from 10 feet extra to 5 feet extra frontage required (or delete the extra footage requirement all together) would allow this split to go forward. Tonight we just need to set the public hearing for the Elk Ridge City code amendment to accomplish this change.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY SCOT BELL TO SET A PUBLIC HEARING FOR AMENDING THE ELK RIDGE CITY RR-1 20,000 ZONE CODE FRONTAGE WIDTH REQUIREMENT FROM 120 FEET TO 100 FEET, AND IN ALL ZONES, AMENDING THE CORNER LOT ADDITIONAL WIDTH REQUIREMENT FROM TEN (10) FEET TO FIVE (5) FEET. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (3) – ROBERT WRIGHT, RUSS ADAMSON AND ED CHRISTENSEN.

After some discussion on the 9' easement required it was decided it would be appropriate to eliminate any extra frontage width requirement on corner lots.

**4. CRESTVIEW ESTATES
TWO SUBDIVISION –
PRELIMINARY PLAT**

1. Ken Young explained the concept for this subdivision came forward earlier with a zone change request which was approved by the City Council on the property around it. The parcel instigated the zone change of the land around. It is now an R-1 15,000 zone. Others are working with a concept of roadways through this and the adjoining properties – including Jim Armstrong.
2. This property is north of the stake center (church) and west of Rocky Mountain Subdivision. Dayna Mentioned that the gutter type needs to be changed to Type B per our newly adopted standard. Shawn suggested changing the name of Crestview “Lane” to “Court” or something similar indicating it is a cul-de-sac.
3. Ken Young mentioned that on the corner lots, 30-foot setbacks are required on the street sides and only 12-foot setbacks on the back and side-yards. In essence, on corner lots, the back setback becomes a side-yard setback (12-foot). Shawn Eliot mentioned that Payson requires 20-foot setbacks on the corner lots and Sandy only requires 15-foot setbacks.

4. Lot 11 should have hammerhead or side driveways as Rocky Mountain Way is a major collector. Lots 4 and 10 should have their access on Meadowlark for the same reason. The extra corner frontage was not added in on the plat per our current City code. If the code is not changed, the plat will need to be redrawn. If the developer waits on the final till after the public hearing on the 17th and to the City Council the 22nd of August. There will be a 30-day waiting period till the code is applicable.
5. There is a problem with the frontage on Lots 4 and 10, a corner lot, also. Since Lot 10 is just 6" under the 100 foot requirement, that would work other than that it is a corner lot and needs 10 more feet. This plan would also go forward on the 22nd to the City Council for preliminary. Once it goes for final, it will meet the requirements if the new code is adopted, but should not go forward until after the Code amendment deleting the requirement of extra footage width for corner lots.
6. Another issue not addressed in the plan is that our Trails Plan shows a trail going through this area. Randy Young was required to put in a north/south corridor trail. Ken Young suggested taking the trail along Rocky Mountain Way rather than in this subdivision. We have not yet defined our trail standards – we need to define what kind of trails go where and the detail on the trails still. Regarding the trail through this subdivision, if it is required, Ken Young said that it might make more sense to just have a wider sidewalk than a 10' trail.
7. Ken Young felt this plat could go forward, along with the possible code change to only 100 ft. frontage, even on corners and when the plat was ready for final the timing would be good. This would fix Lot 10 but not Lot 4, it is 6" shy of 100 feet. Ken mentioned that by slightly adjusting some of the other lots it could be brought to within 1/10 of a foot. This will only work if the extra corner width requirement is withdrawn. Shawn Eliot did not feel corners should need extra width and extra setback, which we now require.
8. Scot Bell suggested re-adjusting the cul-de-sac location and adjusting some of the lots. Jeff Budge asked about the origination of the code. Scot Bell remembered it being discussed as a safety item. Ken Young mentioned that we still have the "clear view" requirement met with a 45 degree triangle from the curb.
9. It was decided to table the motion on this subdivision until the public hearing on the frontage width code amendment eliminating the extra lot-width requirement was held and the planning commission forwarded their recommendation.
10. The four issues that need to be addressed not related to the frontage issue were:
 1. Gutter style needs to be changed to new standard, Type B
 2. Hammerhead or circular driveway required on Lot 11 – add note to plat
 3. Crestview Lane needs to be changed to Crestview Court
 4. Trail standard needs to be decided on in front of Lots 11, 10 and 4 as per City Trail Plan

If after the next meeting, there is no major public objection to eliminating the lot width requirement then the planning commission will be more likely to give contingent approval to the preliminary plat.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY SCOT BELL TO TABLE THE DECISION ON THE CRESTVIEW ESTATES TWO PRELIMINARY PLAT UNTIL AFTER THE PUBLIC HEARING ON AUGUST 17TH, 2006. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (3) – ROBERT WRIGHT, RUSS ADAMSON AND ED CHRISTENSEN.

MOTION TO AMEND AGENDA

Chairman Christensen made a motion to amend the agenda to move Item 7, Elk Ridge City General Plan – Circulation Map, to be the next item on the agenda, as City Engineer, Jeff Budge was waiting for that item and needed to leave.

7. ELK RIDGE CITY GENERAL PLAN – CIRCULATION MAP

1. Shawn Eliot introduced the topic by stating that he had invited City Engineer, Jeff Budge to come and address a few issues of concern in the proposed far southern elements of the Circulation Map. One of the issues was having High Sierra be a main road into that new area. Building a road to the back of the lots was an option. He brought in some new information from the mapping expert at Mountainland. It was figured that the acreage that will be accessed by this road system in the CE-1 zone would allow a maximum of 380 half-acre lots, and 215 one-acre lots. Twenty percent was removed to allow for infrastructure (roads, etc.). In the CE-2 zone, there could be 33 2-1/2 acre lots and 48 5-acre lots. Ken Young felt this was way off as the actual ability to create this many lots did not match. Shawn agreed

and said this was the absolute maximum – this is about 600 lots and it may only be 90% or so of this. Using the open space option as a bonus – our code now allows for under 20% sloopes, a third acre lot option if 30% is given in open space or 10% in a park, finished open space. This allows for 784 lots with 20% slope or 882 lots with 10% in the CE1. In the CE2 with these options the numbers are 120 and 135 lots. Again, these are the ultimate.

2. There are 550 lots in the finished area of Elk Ridge. We will probably end up with 600 to 700 lots in the undeveloped southern area. Only right above Salem Hills Drive do we have the major road problem of crossing 30% sloped land.

Jeff Budge:

3. The issue is, we need to work out a decent road system to service these 500-800 homes that could be developed in this area. Jeff Budge mentioned that there are a lot of issues that will need to be met with a potential of that many homes up in this area: capacity in existing sewer system, roads, water system, etc. He specifically just looked at the one intersection in the one place, but if there are that many homes, there needs to be a way to get people down from there without having them go in peoples front yards.
4. Jeff looked at the option of putting a road behind High Sierra. They modified what could happen and adjusted the present circulation map and altered the current proposed road to come into the road behind the subdivisions. Because of the slopes behind those homes on High Sierra, there will be some significant cut and fill area. You could come further away from the homes, he gave 20' between the pavement and the back of the High Sierra lots. The road is sitting on a 30% grade and slope stability needs to go a lot wider. The road elevation goes up or down the hill depending on how far away from the lots you want the road to be. There are problems in putting the road down in the gully, which is a water run-off area. Also, you would be building a portion of the road in Payson City. There are also design issues and slope-stability issues in the gully area.
5. This does need to be approved by the land owners. A gentleman on High Sierra, Mr. Moss, owns much of this property and those politics would have to be addressed. This road would be crossing 1,200 feet of 30% slope. The road meets the snowplow requirements but the school buses will have issues coming up into that area on these roads on snow days.
6. This is just one look at what could be done to get the high-volume traffic out of the subdivision below. If the City Council and Planning Commission adheres strictly to the code, it will result in a lot of lots being dropped from the subdivision because the roads will really have to meander to keep the slopes down. Putting the road requirement in, and adhering to them, will limit the development in this upper area.
7. Shawn Eliot mentioned that with 600 homes, and an average of 7 trips a day per home, there could be 4,200 trips a day down these roads. Most of them will go down High Sierra and some down Salem Hills Drive. That is another deficiency in the plan.
8. Mr. Moss and Mr. Eddy own the property behind the lots where the proposed road would go. Shawn Eliot asked commissioner Russ Adamson to talk to these two gentlemen and find out how they feel about where the road should go. Jeff Budge mentioned that regardless of what the citizens think, if the City deems that is the safest and best location for the road, that is where the road will go. However, politically, we do need to make it a win/win situation
9. Shawn mentioned we need to continue to review this and set up a joint meeting with the City Council to discuss these access roads. It was felt that most people do not realize the extent of the possible development in this area.
10. The possibility of taking one egress route down Canyon View Drive was also discussed. Jeff Budge said he would be willing to look more in depth at some of these other areas and come and discuss his findings at the joint meeting between the City Council and the Planning Commission. Scot Bell would like to see providing another egress out of Loafer Canyon. The major roads for all the possible 800 homes would be looked at in this study. The four possible egress routes would be High Sierra, Hillside, Canyon View and Loafer Canyon.
11. Ken Young felt the biggest consideration needed to be given to High Sierra Drive and Elk Ridge Drive.

**5. ELK RIDGE
MEADOWS PUD –
LANDSCAPING PLAN**

Randy Young presented the Landscaping Plans for Phases 1 and 2.

PHASE 1:

1. He committed to put in the little 4' gravel path shown on the landscaping plan. This was something the landscaper added and Randy is willing to put in, but not required to do so.
2. The plants are perennials. The tree layout is pretty close to what he will put in. The tree varieties were listed. They are maples, oaks and pines.
3. There are some picnic tables and park benches shown. The trees will be 1-1/2" and are fast growing.
4. There is a wild flower area in Phase 1, Phase 2 has turf. There is also a detention basin for water run-off.
5. The trees will be sprinkled to start with then after a while they should stand on their own. The homeowners association will be responsible for maintaining them. Randy agreed to talk to his landscaper and see if any water system is necessary to keep the trees alive until they are established.
6. Shawn questioned whether any xeri-scaping, as previously discussed, would be put in. The City Council also said they needed some type of irrigation. They want clusters of natural open space with manicured irrigated areas around them. He expressed concern about the wild flowers right up to the back of people's fences because of fire danger.
7. Ken Young referred to the minutes the July 11 City Council meeting where the plat was approved with the native grasses. Ultimately the City Council will decide on the specifics. So far this plan is meeting our requirements.

PHASE 2:

8. Ken Young mentioned the soccer fields do not appear to be scaled correctly on the plat.
9. Randy again agreed to put in the extra walking path shown by the landscaper if we want it.
10. There are 6 acres of grass and 6 acres of wild flowers.
11. If the walking path is not put in, the trees and benches shown will remain
12. There is a playground shown on the included handout
13. Dayna suggested moving one of the benches to the playground area and possibly two
14. Scot Bell suggested a mowed slope next to soccer field for the fans
15. Chad Christensen suggested that as the tree placement is planned, consider leaving some open space for one or two baseball diamonds. Ken Young suggested having the trees along the trail and along the perimeter of the property and removing the trees in the center, pulling the playground closer to the trail on the east side and leave most of the space as open green area.
16. Randy thought the surface area under the playground would be bark.
17. Scot Bell suggested expanding the soccer field so it could be used for multiple uses – including a baseball field.
18. Randy asked whether the commissioners liked the 4' gravel path through the native grasses – they did.

PHASE 3

19. Randy did not bring Phase 3 but said it included a pavilion, another playground, several park benches and the trees. Eventually there will be trees along the whole main corridor.
20. Shawn mentioned the City Council has commissioned him to work with Strawberry Power on the lighting. They want lighting on the two main roads and along the 10' trail. They don't want it in the local areas. The distance between lights is still to be determined. He will be meeting with him in the next week. Possibly the distance will be 300'.
21. The City Council requires sidewalks on both sides of the street. They do not want chicains. They want stamped asphalt at the crosswalks.
22. Randy said he will get an answer on the irrigation issue.

Ken Young made a list of proposed corrections to the plats which are reflected in the following motion:

DAYNA MADE A MOTION THAT WAS SECONDED BY SCOT BELL TO FORWARD TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL OF THE ELK RIDGE MEADOWS LANDSCAPING PLAN FOR PHASES 1 AND 2 WITH THE FOLLOWING CONTINGENCIES:

1. Remove the chicains
2. Show soccer field as actual size

3. Soccer field placement at least 60' back from Sky Hawk Way (for potential parking), allow additional space on both sides for multi-sport field to eventually replace soccer field
 4. Provide at least two benches near playground area
 5. Retain 4' gravel paths through wild flower areas
 6. Show lighting along 10' trail ways at 300' intervals and covering curbed areas and lighting along 112 South and Elk Ridge Drive
 7. Provide drip irrigation system for the trees for at least 2 years or until trees are established
- VOTE: YES- (3), NO-(1) SHAWN ELIOT, ABSENT (3) – ROBERT WRIGHT, RUSS ADAMSON AND ED CHRISTENSEN.**

Shawn voted "no" as he felt there was too much natural grass and wild flowers. Scot Bell mentioned more of a blend between the xeri-scape and natural grass would be in line with what was previously discussed.

6. ELK RIDGE CITY TRAILS STANDARDS

Shawn Eliot opened the discussion by stating that during the last meeting the commissioners discussed a development on Hillside Drive that should have a trail alongside. We do not have any trail standards so could not tell the developer what was required.

1. He revisited the trail map and proposed a new scheme. He aligned the trails with existing and proposed roads. If the High Sierra changes as the main road into the south, the trail will also move.
2. He proposed a 2-1/2 inch thick asphalt trail with a gravel base and a yellow stripe down the middle. This is what was turned in for the trail funding application last year.
3. These various scenarios would apply:
 - Trails adjacent to the road where there are no sidewalks would be 10' wide with a 4' planter. As there is only a 9' right-of-way, it is proposed to have a 4' easement on one side and 14' easement on the side the trail is on (rather than a 9' easement on both sides). We are not proposing a sidewalk on the 4' side.
 - For developed areas, a 6' trail with a 3' planter is proposed. (for example, along Salem Hills Drive where the street is already there, and the curb and gutter are already there.
4. On the map, Shawn has labeled the streets that will have trails and where and what type of trails will be required.
5. Shawn feels the City Council should also reconsider their only requiring sidewalks in PUDs and not all new development. Possibly require sidewalk in developments of a certain size. Chad suggested doing a study, similar to the one presented tonight on where the trails will be, on where sidewalks should be placed.
6. The homeowner will be required to maintain the planter area. A 3' planter is too narrow for trees.
7. In Crestview Estates Two, the developer is showing sidewalks. We would ask him to put the trail in where our map indicates instead of a sidewalk in that area. Actually, in the new trail plan shown by Shawn tonight there would not be a trail in the Crestview Two Subdivision. Instead, we may want it along Rocky Mountain or Cloward's property. Cloward does have a proposed development plan for his property. In the developed part of town there are not many large areas of land left for development.
8. Ken Young suggested showing the whole trail system going through Elk Ridge Meadows PUD on the Elk Ridge Trails Map.
9. Now that it is proposed that Canyon View be a main road into Salem, it would make sense for the trail to go along that road.
10. Regarding getting an application in to apply for trail funding again, Shawn mentioned that the applications are out now and are due again in January. If we would have more letters of support (from school district, other cities, etc.) that would help. Shawn also mentioned that the less money you ask for, the more likely you are to get selected for funding. He will prepare the application for this year.
11. Ken Young mentioned that since Rocky Mountain Subdivision has been approved, maybe we define to trail to go through Cloward's proposed development.

12. The changes discussed by Ken about showing the trail through the Randy Young property etc. need to be made on Shawn's map, then Shawn would like to take this before City Council so we have a standard in place for future development. The motion is made with the understanding that these are conceptual ideas and will possibly change as we get further into City development. In summary: we will add in Randy's trails, show where the new trails are and go with trail standards and recommend sidewalks in new areas requiring curb and gutter

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES RECOMMENDING THAT WITH THE ADDITION OF THE TRAIL THROUGH ELK MEADOWS ESTATES, THE TRAIL STANDARDS AND TRAILS MAP PRESENTED TONIGHT BE SENT FORWARD TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL AND THAT SIDEWALKS BE REQUIRED IN NEW SUBDIVISIONS WHERE CURB AND GUTTER ARE REQUIRED. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (3) – ROBERT WRIGHT, RUSS ADAMSON AND ED CHRISTENSEN.

8. AMEND FUTURE LAND USE MAP – NORTHEASTERN PORTION CITY TO BE ANNEXED WHICH INCLUDES PUD AND COMMERCIAL ZONING

Ken Young mentioned this proposed zoning amendment was in regard to the areas north of 112 So. We had talked at the last meeting as to the shape of commercial zone, and changing some of the zoning to R-1 15,000, etc.

Due to the time, discussion on this item was tabled to the next meeting, August 17th. Chad Christensen will not be able to attend that meeting. It was recommended that if anyone is not able to attend meetings, contact Margaret so we will know if a quorum will be present. Have her call 2 days before.

CHAD CHRISTENSEN MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES TO TABLE THE AGENDA ITEM NO. 8 – AMEND FUTURE LAND USE MAP – NORTHEASTERN PORTION OF CITY TO BE ANNEXED WHICH INCLUDES PUD AND COMMERCIAL ZONING, UNTIL THE AUGUST 17, 2006 PLANNING COMMISSION MEETING. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (3) – ROBERT WRIGHT, RUSS ADAMSON AND ED CHRISTENSEN.

9. CITY COUNCIL MEETING UPDATE

No report was given.

10. APPROVAL OF MINUTES OF JULY 20, 2006 MEETING

Changes to July 20, 2006 minutes:

Chad Christensen

- Roll call incorrect. Robert Wright, Dayna Hughes and Ed Christensen were absent; Chad Christensen, Scot Bell, Russ Adamson and Shawn Eliot were present.

CHAD CHRISTENSEN MADE A MOTION THAT WAS SECONDED BY SCOT BELL TO APPROVE THE MINUTES OF THE JULY 20, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE-MENTIONED CHANGE TO THE ROLL CALL. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (3) – ROBERT WRIGHT, RUSS ADAMSON AND ED CHRISTENSEN.

11. FOLLOW-UP ASSIGNMENTS, MISC. DISCUSSION, PLANNING COMMISSION BUSINESS ADJOURNMENT

We need an alternate member. Chad Christensen will talk to Robert Wright and see if he is still interested in serving on the Planning Commission.

Meeting adjourned 10:30 pm

NOTICE OF PUBLIC MEETING – AGENDA

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular **Planning Commission Meeting on Thursday, August 17th, 2006 beginning at 7:00 p.m.**, the Planning Commission 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. **Re-set Public Hearing for September 7th for Plat Vacation of Lots 19, 20 and 21 from Salem Hills Subdivision, Plat C, which will be the new Ken Harris Estates Subdivision.**
 - Review and Discussion – Ken Young
2. **Re-set Public Hearing for September 7th for Amending the Elk Ridge City Code regarding the Frontage Requirements in the R-1 20,000 Zone and the Additional Width Requirement for Corner Lots in all Zones.**
 - Review and Discussion – Ken Young
3. **Amend Future Land Use Map – Northeastern portion to be annexed which includes PUD and Commercially Zoned Areas**
 - Review and Discussion
4. **Elk Ridge Meadows PUD – Phases 1 and 2 Final Plat**
 - Review and Discussion
 - Revised Landscaping Plan – Phases 1 and 2
5. **City Council Meeting Update**
6. **Approval of Minutes of Previous Meetings, August 3, 2006**
 - Review and Discussion – Ken Young
7. **Follow-up Assignments / Misc. Discussion**
 - Agenda Items for September 7th, 2006 Planning Commission Meeting
 - September 12, 6:00 p.m. – joint work session with City Council – CE-1 development

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 8th day of August, 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 8th Day of August, 2006.



Planning Commission Coordinator

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ELK RIDGE PLANNING COMMISSION MEETING
August 17, 2006

**TIME AND PLACE OF
PLANNING COMMISSION
MEETING**

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, August 17, 2006, 7:05 p.m., at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Russ Adamson, Robert Wright, Shawn Eliot, Dayna Hughes and Scot Bell
Absent: Chad Christensen, Ed Christensen
Others: Ken Young, City Planner
 Margaret Leckie, Planning Commission Coordinator
 Randy Young, Bob Peavley, Carey Montierth

**OPENING REMARKS & PLEDGE
OF ALLEGIANCE**

Co-chairman Russ Adamson welcomed the commissioners. Opening remarks were given by Shawn Eliot followed by the pledge of allegiance.

APPROVAL OF AGENDA

After review of the agenda, Shawn Eliot asked to have a discussion of sidewalk standards included in the Miscellaneous Discussion item at the end of the meeting. A discussion of Planning Commission Business was also added to this item.

A MOTION WAS MADE BY SCOT BELL AND SECONDED BY DAYNA HUGHES TO APPROVE THE AGENDA FOR THE AUGUST 17, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE-MENTIONED CHANGES. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), CHAD CHRISTENSEN AND ED CHRISTENSEN.

**1. RE-SET PUBLIC HEARING
FOR SEPTEMBER 7TH FOR PLAT
VACATION OF A PORTION OF
LOT 19 AND ALL OF LOT 21 OF
THE SALEM HILLS
SUBDIVISION, PLAT C**

This plat vacation is for the creation of a new subdivision – the 5-lot Harris Estates Subdivision. Ken Young explained that the rescheduling was due to the fact that the earlier date did not allow time for proper noticing of the public hearing.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY DAYNA HUGHES TO RE-SET THE PUBLIC HEARING FOR THE PLAT VACATION OF A PORTION OF LOT 19 AND ALL OF LOT 21 FROM THE SALEM HILLS SUBDIVISION, PLAT C, PREVIOUSLY SCHEDULED FOR AUGUST 17TH, 2006 TO SEPTEMBER 7TH, 2006. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), CHAD CHRISTENSEN AND ED CHRISTENSEN.

**2. RE-SET PUBLIC HEARING
FOR SEPTEMBER 7TH FOR
AMENDING THE ELK RIDGE
CITY CODE REGARDING THE
FRONTAGE REQUIREMENTS IN
THE R-1 20,000 ZONE AND THE
ADDITIONAL WIDTH
REQUIREMENT FOR CORNER
LOTS IN ALL ZONES.**

This public hearing is for an ordinance amending the frontage requirement in the R-1 20,000 Zone, taking it from 120 feet to 100 feet; and removing the additional footage requirement for corner lots in all zones.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY RUSS ADAMSON TO RE-SET THE PUBLIC HEARING FOR AMENDING THE ELK RIDGE CITY CODE REGARDING THE FRONTAGE REQUIREMENTS IN THE R-1 20,000 ZONE AND THE ADDITIONAL WIDTH REQUIREMENT FOR CORNER LOTS IN ALL ZONES, PREVIOUSLY SCHEDULED FOR AUGUST 17TH, 2006 TO SEPTEMBER 7TH, 2006. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), CHAD CHRISTENSEN AND ED CHRISTENSEN.

**3. AMEND FUTURE LAND USE
MAP – NORTHEASTERN
PORTION TO BE ANNEXED
WHICH INCLUDES PUD AND
COMMERCIAL ZONED
AREAS.**

Ken Young mentioned that this property is north of 112 South and East of the Elk Ridge Meadows PUD project. This includes R-1 12,000 PUD property, commercially zoned property and R&L-1 20,000 zoned property. It was his feeling that some of this property (that is already designate as PUD) would be good for a PUD land use and mainly the areas we probably want to look at are the areas to the east of the Elk Ridge Meadows PUD.

Most of this is property not in the current City boundary but will at some point be annexed.

Regarding the commercial area, Ken mentioned that the thought is that it will probably not be a retail commercial type area but will lend well to a professional, technology or manufacturing land use, some sort of business park. This is the only location in town that would be appropriate for this use.

After some discussion it was decided to extend the commercial property across the street (112 South) 300 feet to allow for street front commercial property. Scot Bell mentioned that with the potential growth in Elk Ridge, this commercial area proportionately will represent a smaller percentage of commercial property in Elk Ridge than was originally planned for. There is some discussion about some future commercial development around the golf-course, but Ken mentioned that would be more along the lines of a convention center, etc. Something that would blend well with the golf course.

Ken Young felt there was probably about 60 acres in this commercial area in the northeast part of town.

Regarding the RR-1 land use are, which has been discussed to bring in, when annexed, as R-1 15,000, the commissioners did not want to change it. Ken Young mentioned that some of the developers looking at it would like to see it changed to R-1 15,000.

Shawn Eliot mentioned that 112 South will become a major thoroughfare. In the regional plan it is shown going through to Payson and on over to Woodland Hills. We have a build-out of about 8,000 people and if this road goes through, we may be able to support some retail commercial development.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY ROBERT WRIGHT TO RECOMMEND CHANGING THE CURRENT DESIGNATION ON THE LAND USE MAP OF THE PROPERTY THAT IS NOW DESIGNATED AS PUD BETWEEN RANDY'S DEVELOPMENT AND THE COMMERCIAL ZONE TO RR-1 AND TO EXTEND THE CURRENT COMMERCIAL ZONE TO THE SOUTH SIDE OF 112 SOUTH BY 300 FEET. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), CHAD CHRISTENSEN AND ED CHRISTENSEN.

Margaret was asked to contact Brent Arnes, at Aqua Engineering, to do a mock up map showing the proposed Future Land Use Map amendments.

A MOTION WAS MADE BY ROBERT WRIGHT AND SECONDED BY SHAWN ELIOT TO SET A PUBLIC HEARING FOR SEPTEMBER 21, 2006 TO CONSIDER AMENDING THE FUTURE LAND USE MAP AS DISCUSSED IN THE PREVIOUS MOTION. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), CHAD CHRISTENSEN AND ED CHRISTENSEN.

4. ELK RIDGE MEADOWS PUD – PHASES 1 AND 2 FINAL PLAT

Randy Young, developer of Elk Ridge Meadows PUD brought a revised Landscaping Plan for Phases 1 and 2 of the PUD. The plan was approved at the last Planning Commission meeting, with some contingencies as noted on Ken Young's memo as follows.

1. Remove chicanes from the streets shown on the plan
2. Show actual size and placement of the soccer field
3. Provide at least 50' setback of the soccer field from Sky Hawk Way for potential future parking and leave sufficient space around the field for potential overlapping of a softball/baseball field on or near the soccer field.
4. Install at least two benches near playground area (near shade).
5. Maintain the proposed 4' gravel paths through the wildflower area.
6. Show lighting along the 10' trailways at 300-ft intervals, including coverage around curved trail areas.
7. Include an irrigation drip system to be installed for all trees until growth is well established.

Randy Young has met these contingencies with this current plan. Randy also added, as discussed previously, a drip system to support the trees until they are established. Once they are established it is felt that natural precipitation will maintain them.

Russ Adamson mentioned concern over the wildflower area maybe not being the right type landscaping for an area that will be a heavy play area. Shawn Eliot also was concerned and said he had asked at the last City Council meeting what the council member's feeling were and they also expressed concern.

Randy mentioned when Scot Bell expressed concern over what base material would be used for the gravel path, that the developers would probably just make this path asphalt, or the same material as the 10' wide trails.

Shawn Eliot told the commissioners that he has been meeting with Strawberry Electric Power regarding the lighting and this next Tuesday will be bringing to the City Council some samples of recommended lighting. (Strawberry Electric has had a name-change and is now South Utah Electric.)

Bob Peavley reminded the commissioners that they also have a vested interest in making sure the area looks nice so the homes will sell.

The City Council will be reviewing the Landscaping Plan. Any commissioners with concerns were invited to attend the August 22 City Council meeting.

Russ Adamson mentioned the elk sculpture in front of Sportsmen's Warehouse in East Bay, Provo, as a sample of something that would look nice in the round-about monument.

FINAL PLAT PHASES 1 AND 2 OF ELK RIDGE MEADOWS PUD

Planner Ken Young mentioned that the memo in tonight's packet listed 10 items that were of concern and needed to be addressed before final plat was recommended for approval. He did not see some of the items that would have been on the back detail pages of the plat which were not in tonight's packet.

Randy Young said these items were being finished. Ken said if the Planning Commission was comfortable that these were, in fact, addressed, then we could recommend approval contingent on the completion of these items.

The 10 items and their completion status are as follows:

1. Correct the name of the development on the cover sheet. *(Done)*
2. Revise the slope on Fox Crossing (Sheet 3, Phase 1) to show an 8% maximum slope. *(On detail sheet, have not seen – need to see submitted at City)*
3. Show dry pipes for future pressure irrigation system. *(On detail sheet, have not seen – need to see submitted at City)*
4. Finalize and submit corrected Landscaping Plan, including proposed trail lighting plan. *(Done)*
5. Change "City of Lehi" to "Elk Ridge City" on Title Block. *(Done)*
6. Coordinate the numbering between the two plats on the detail sheets. *(On detail sheet, have not seen – need to see submitted at City)*
7. Coordinate all other detail corrections with Jeff Budge, City Engineer. *(To be done)*
8. A note needs to be added to the plat which reads:
 "All development will occur in compliance with Elk Ridge City's Drinking Water Source Protection Plan requirements for Well #4." *(Previously recommended by the Planning Commission). (Done)*
9. Submit 8 copies of the cover sheet and the plat for both phases in 11 x 17 size. *(Done)*
10. Review and submit associated Final Plat items listed on the "Other Information" application checklist. *(To be done)*

What Ken Young suggested the commissioners do was to put a motion forth for recommending approval subject to the completion of and submittal to the City items mentioned in Item Nos. 2, 3, 6 and 7 prior to City Council Meeting and Item No. 10 in the natural process.

In response to a question by Shawn Eliot, developer Randy Young said that sidewalks and stamping at crosswalks will be on the detail sheets. Signage is not on the final plats. (stop signs etc.). Ken Young felt that because these items are in our construction standards, they will happen. Margaret Leckie gave Randy Young a current copy of the construction standards which includes the recently approved signage, curb and gutter, and sidewalk

standards.

Shawn Eliot also mentioned that the addressing is not on the final plat. With the problems the City has had recently with addressing it was felt that the addresses should be on the final plat. Also with the desire to show coordinates to the nearest 1/10th on the street signs. Ken Young suggested Randy coordinate with Brent Arnes at Aqua engineering for the addressing.

A MOTION WAS MADE BY SCOT BELL AND SECONDED BY DAYNA HUGHES TO RECOMMEND APPROVAL OF THE FINAL PLAT OF PHASES 1 AND 2 OF ELK RIDGE MEADOWS PUD CONTINGENT ON THE COMPLETION OF ITEMS 2, 3 6 AND 7 AS LISTED ABOVE, AND ITEM 10 TO BE COMPLETED AS DUE PROCESS REQUIRES. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), CHAD CHRISTENSEN AND ED CHRISTENSEN.

(Rob Wright had to leave at this point – 8:15 p.m.)

5. CITY COUNCIL MEETING UPDATE

There was no one in attendance who could report on the City Council Meeting so this item was skipped.

6. APPROVAL OF MINUTES OF PREVIOUS MEETING – AUGUST 3, 2006

Suggested corrections:

Dayna Hughes:

1. Dayna was listed as absent in the Public Hearing, and she was present.
2. In the Public Hearing, Ed Christensen was listed as present and he was absent.
3. The date at the top of Page 1 should be changed from April 20th to August 3rd

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY SCOT BELL TO APPROVE THE MINUTES OF THE AUGUST 3, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE NOTED CORRECTIONS. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2), CHAD CHRISTENSEN AND ED CHRISTENSEN.

7. FOLLOW-UP ASSIGNMENTS, MISC. DISCUSSION

1. TRAILS:

Russ Adamson suggested re-engaging the Trails Committee to help decide where the trails should go in new development. Commissioners decided to hold on this until after the public hearing to be scheduled to consider amending the Trails Map in the General Plan.

2. AGENDA ITEMS FOR SEPTEMBER 7, 2006 MEETING

- a. Three public hearings (suggested setting public hearings 5 minutes each in future)
 - Salem Hills, Plat C vacation for Harris Estates Subdivision
 - Change in R-1 20,000 zone code – frontage, all zones – corner requirement
 - Zone change request, RR-1 to R-1 15,000, property between Ridge View Drive and 112 South.
- b. Amend Elk Ridge City Code Re CE-2 zone and Large-scale Developments/PUDs

3. SEPTEMBER 12 JOINT WORK SESSION WITH CITY COUNCIL

Regarding roads in CE-1 zone. (connector to High Sierra and Hillside). Get Mayor's permission to invite Jeff Budge to meeting.

4. SIDEWALK ORDINANCE ON WHERE THEY ARE REQUIRED

Shawn Eliot mentioned we recently passed a sidewalk standard but have no ordinance telling where sidewalks are required. The Planning Commission had recommended they be installed in all new areas with curb and gutter. Some commissioners felt that this standard was only for large-scale developments. Shawn passed out a proposed code ordinance that states in summary:

- They will be required on all streets except infill areas not required to have curb and gutter. They are not required in agricultural zones.
- The requirement for sidewalks is subject to the approval of the City Council
- Regarding trails the code will read: *Developments shall provide improved trails constructed to "City of Elk Ridge Construction Specifications and Standards" for bicycle/pedestrian use... Trail requirement also is extended to cul-de-sacs that*

require a trail easement connecting neighborhoods" (See Item 5 below).

- Under "Public Health and Safety" Shawn is proposing to add in a clause about the removal of snow on sidewalks (per council member Mary Rugg's request).

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY DAYNA HUGHES TO SET A PUBLIC HEARING FOR SEPTEMBER 21ST, 2006 TO CONSIDER AN AMENDED ORDINANCE TO THE ELK RIDGE CITY CODE TO SPECIFY WHERE SIDEWALKS ARE REQUIRED AND TO PROVIDE FOR SIDEWALK MAINTENANCE.

5. INSTALLING PATHS WHERE EASEMENTS ARE SHOWN ON PLATS (INCLUDING CUL-DE-SAC EASEMENTS TO ADJOINING NEIGHBORHOODS)

The example was given of the easement next to Paxtons house connecting the end of Mahogany to the City Park. Planner, Ken Young, mentioned that this would be at the expense of the City if it were to occur, as the developers had not been required to install the paths when they developed. Shawn Eliot said he was only familiar with two such existing situations: 1) RL Yergensen's lot at the end of Cove Drive (and he felt this would not be done unless the City forced the issue, this is a steep hill); and 2) the easement at the end of Mahogany .

Shawn Eliot felt it was appropriate to ask the City Council to consider finishing the path from Mahogany to the Park (between the Paxton and Ward property). Shawn Eliot mentioned that asphalt would probably be chosen as the surface.

Shawn mentioned that in our CE-1 code there is a requirement that there must be connectivity between neighborhoods on cul-de-sacs. Such easements exist without trails in are at the end of Mahogany Way at the park and at the end of Cove Drive – on RL Yergensen's property.

It was decided by the commissioners to recommend to the City Council to install these connecting cul-de-sac trails. Their understanding was that this would be at the expense of the City.

This issue will be brought up at City Council when the trails issues are discussed.

6. HANDOUT FROM MAYOR ABOUT TDRs SEMINAR (Transfer of Development Rights)

Ken Young explained that this is a process where a property owner can sell their development rights (density of units), to another developer in another part of the city. This is only allowed through an established program. The City would designate a receiving area that would be allowed to receive additional density through this program. There would also be areas that would be designated for giving away density rights. These sending areas would be your more sensitive areas where you don't really want more development, i.e. some of the City's hillside properties. This seminar explains the benefits of TRDs.

The only commissioner available to attend was Shawn. In order to establish this program in our City it would have to be approved and established by the City Council.

ADJOURNMENT

Co-chairman, Russ Adamson, adjourned the meeting at 8:40 p.m.


Planning Commission Coordinator

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NOTICE OF PUBLIC MEETING - AGENDA

Notice is hereby given that the Elk Ridge Planning Commission will hold Public Hearings on 1) a proposed plat vacation of Salem Hills, Plat C, portion of Lot 19 and all of Lot 21 to provide for Harris Estates Subdivision, and 2) on a proposed Elk Ridge Code ordinance amendment regarding the frontage requirement for lots in the R-1 20,000 zone and corner lot frontage requirements in all zones, on **Thursday, September 7, 2006, beginning at 7:00 p.m.** prior to the regularly scheduled **Planning Commission Meeting on Thursday, September 7, 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 – Plat Vacation of a portion of Lot 19 and all of Lot 21 of Salem Hills Subdivision, Plat C to provide for Harris Estates Subdivision**
- 7:10 P.M. **Public Hearing – Proposed amendment to Elk Ridge City Code providing for lot width requirements in the R-1 20,000 Zone and for Corner Lots in all zones**
- 7:20 P.M. **Opening Remarks & Pledge of Allegiance**
Roll Call
Approval of Agenda
1. **Motions on Public Hearings**
 - A. Salem Hills, Plat C – Vacation and Motion on Harris Estates, Plat A, Final Plat
 - B. Ordinance Amendment re: frontage requirements in R-1 20,000 and on corner lots
 2. **Hansen/Thornock Subdivision – Final Plat**
 - Review and Discussion – Ken Young (from City Council)
 3. **Set Public Hearing to Update Trails Map in General Plan**
 - Review and Discussion
 4. **Review Large Scale Development Code and CE-2 Zone Code Changes**
 - Review and Discussion – Shawn Eliot
 - Set Public Hearing
 5. **Discussion of Proposed Circulation Issues in South Area of Town**
 - Review and Discussion – Shawn Eliot
 6. **Discussion of Re-zoning of North Area that was to be annexed**
 - Review and Discussion – Ken Young
 7. **Approval of Minutes of Previous Meeting – August 17, 2006**
 8. **Follow-up Assignments / Misc. Discussion**
 - Agenda for September 21, 2006 Meeting
 - Tracking Planning Commission Items – Margaret
 - City Council Report – Shawn Eliot
 - Public Hearings September 21

7:00 Code amendment re: sidewalk placement requirements and maintenance

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 30th Day of August, 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 30th day of August, 2006.


Planning Commission Coordinator

not allow me to split my lot in half and be identical to what is immediately surrounding me. I also feel that a half-acre is plenty big to build a house on. In all of Elk Ridge there are lots of frontages closer to 100 feet. There lots of large house plans that could be accommodated. If this is not approved, not only me, but the Jolleys would not be able to split their lot. Logically, we should make it all the same so everyone with smaller frontages would be in compliance with code rather than out of compliance. I voice my opinion in support. **Kevin Clark** – Ten years ago this variance might not have been granted if they had allowed us to give input.

- i. **Loy Jolley** – On the other hand, it may have been changed (120' frontage requirement) if they had public opinion. There was no public meeting at all. There were some citizens who sent a petition around in that area and got names and told untrue stories.
- j. **Shae Jolley** – In some ways a zoning ordinance is like a contract. All the people that move into that area are aware of what the zoning requirements are how the contract stands. To get part way through the contract and have one of the parties change the contract regardless of the impact on everyone else it not how contracts should work. All of the parties involved should have a say if the contract is to be changed. If the change in zoning only positively effects a few of the parties it should not happen.
- k. **Kendall Jolley** – We own approximately 1-one-third to 1-one-half acres in this area. A large portion of our ground is a weed patch. I cannot afford to keep it up with the price of water. I wish I had not bought that big a lot now. I would much rather see a nice home on that piece than the weeds.
- l. **Ken Young** – We need to realize we have 2 issues being discussed tonight and the one we are discussing at the current public hearing revolves around the Ken Harris Subdivision and plat vacation. Following that we will get into the proposed zone changes on the R-1 20,000 Zone.
- m. **Ed Christensen (commissioner)** – (Asked to those in opposition) How much do you really think taking 8' off each side of the lot will really effect you? Will it really make that much of a difference if you see 8' less on each side? **Kevin Clark** – In my opinion it is the open space. We have open space up there now. Bottom line is I can walk out on my front porch and not see my neighbor. There is nothing more permanent than a house. If you put 4 houses in rather than 3, there goes your open space. Three houses is better than four.
- n. **Riva Keys** – We live up there and are in opposition as well. I don't think any of us are worried about this effecting the property value of our homes. We are concerned about our life-style. We are relatively new. We purposely looked for an area where we could have a nice big yard but still be a part of a community. When we moved from Florida we looked at 20-some houses in the Payson area on postage stamp lots. We felt very fortunate to find the house on Oak Lane with a large and open lot. This was a huge part of us buying here.

Chairman Christensen asked for further comments, there were none so he officially closed the public hearing at 7:30 p.m.

2. Public Hearing on Elk Ridge City code providing for lot width requirements in the R-1 20,000 Zone and for corner lots in all zones

Chairman Christensen asked City Planner, Ken Young to brief the commissioners on this proposed amendment.

- a. **Ken Young** – Applicant, Carey Montierth, brought this motion forward so that she would be able to split her one-acre lot into two half-acre lots. Half-acre lots are a key component of the R-1 20,000 zone. Her ability to do the split and create these lots is allowed in the zone, but the 120' frontage requirement in the zone prevents her from doing this. Also, being aware of what was happening in the surrounding property, i.e. the Ken Harris Subdivision, she felt she should look at her ability to do the same type thing. Her lot is a corner lot. Currently the City requires an extra 10 feet of width on corner lots. This takes it to 130' required for corner-lot frontage. As we looked at other zones in the community, how homes are being built, and the requirements in other communities; we determined that 120' in most instances, a quite large width. With an additional 10' on top of that it becomes a very large width requirement. Perhaps that was because of the type zone it is, but as far as the ability to have half-acre lots, there are some owners of one-acre parcels in this zone interested in dividing their one-acre lots who are also challenged by the code requirements.
- b. In talking with the City Council regarding which route they would prefer of the options available to make this action possible, (Montierth's, Jolley's and a few others); a nod was given that this would be the best route to go. Thus, what we are looking at tonight is that the code requirement regarding lot width in the R-1 20,000 zone be changed from 120' to 100' and that the extra lot width requirement of ten feet be eliminated. As this portion of the request will have ramifications throughout the entire community, we looked at whether we needed additional lot width over 100; anywhere in the community and it was determined we didn't.
- c. Chairman Christensen invited public comment.
- d. **Carey Montierth** – If we don't change the zoning code, what will happen to people in the zone, like

the Jolley's and myself, who would like to split our lots similar to what already has been done? Each of us will have to go to the Board of Adjustments with our cases. What we have considered is that each of us could go to the board or else we could make us all in compliance, which would be easier. Finally, we could file lawsuits, since you granted variances for Jones, or whoever, you can't come tell me you can't grant it for me or I can sue on the opposite side of the issue.

- e. **Shae Clark** – There are other options available for these people. There are two that want to divide their lots but there are at least 50 lots in the zone. Should the whole zone be changed for these two people? It will impact the whole community. For the new lots going in behind (CE-1 zone), they might ask why should we have bigger lots. It will disturb the life-style. If you get the area all boxed in in tiny lots by changing the zoning for everyone, that is not right. That is what the Board of Adjustments is for. They look at specific situations and if they don't meet certain criteria they don't approve. There are other options besides changing the whole zoning for these individuals.
- f. **Kendall Jolley** – When we very first moved up here the lot size requirement was one acre. There are very few of these lots that have not divided. From Becksteads on over have divided. I am so tired of taking care of the weeds on my extra space. I would much rather have a nice home there.
- e. **Carey Montierth** – There are very few lots up there that can be divided this way. One is Brad Turner's across the street from me. Most of the lots have been developed and many do not have the 120 foot frontage.
- h. **Kevin Clark** – The bottom line is "where does it stop?" We have heard about the development proposed to go in up above the current Elk Ridge. I go back to my "open space" comment: "There goes your open space."
- i. **Shae Clark** – Up where we live there is so much wild life. If you compact the neighborhood there is no place for the wildlife to go. They will go elsewhere. Every day we see deer, pheasants, turkeys and foxes. If you take away the open space, you don't have the animals, and what you moved up here for. The reason we moved up here is coming home is kind of like a retreat.
- j. **Ken Young** – This comment is applicable to a lot of areas around town. I want to separate the issue a little bit. We are having comments about the loss of open space. In regards to the last item, the Ken Harris Subdivision, it is a matter of three lots versus four lots. If I may, that open space was never going to be permanent anyway. It is either three or four. The fact that you enjoy that open space is wonderful but this is not open space that has been purchased by the City. It will be developed some day. Elk Ridge is not going to be dotted with a whole bunch of open space areas. Simply because they currently exist does not mean they were meant to be that way. People have the right to develop this.
- k. **Kevin Clark** – You are absolutely right, but this hearing is about putting in 3 homes or 4 homes. along Oak Lane. **Shae Clark** - If Carey gets her split approved, it would be 6 along the street in front of us. That has a great impact, 3 compared to 6.
- l. Chairman Christensen asked Dayna Hughes to read a letter submitted by Ken and Terry Tuttle that was brought to the attention of the Planning Commission. (The letter is on file at the City Office in tonight's file). The letter expressed their feeling opposing the changes in the zoning requirements. The letter expressed discouragement at City government not listening to the citizens and their desire to keep the zoning code as it is. She expressed dismay over the fact that she felt that the developer has more clout than the citizen. It was pointed out following the reading of her letter that she and her husband have created a 3-lot subdivision where two of the lots created do not meet the current frontage requirements.
- m. **Loy Jolley** – We have lived in our house for 27 years and the 120' frontage requirement has not been there as long as the 100' requirement was. Therefore what she is saying is not quite right. They changed the frontage requirement after a long time. It has been maybe 10-12 years. The requirement when we bought our lot was one-acre. When Shuler and Winterton split the lots many in the area followed suit. We came to the City three times to try and split our lot. I will tell you plainly, Ernie Folks would not let us. The planner told us that we had to jump through hoops. We had to get a letter from all those around us, not just Plat C. I began to do that but I could not find some of the property owners. This was when the code was 100'. We had the lot surveyed. It felt like it was truly a personal vendetta against us. We did this three times, this is the fourth attempt.
- n. **Ken Young** - Let me preamble my comments by stating that I do not live in Elk Ridge. I do not have any personal opinion one way or another. I am just looking at both sides of the story and pointing things out as I see them. I think the Tuttle letter brought up some good point; however, it is appropriate to point out that the Tuttle's are in a situation of having created two lots in the R-1 20,000 zone that are sub-standard in regards to the 120' frontage requirement. I understand that they created these lots specifically through the Board of Adjustment and got a less than 120' lot width requirement. This is just one example of the lot splits that have occurred in this area. **Carey Montierth** – This is a good example because the Jolley's live on that same street. It is hard to understand why it has been done for all these other people and not for the Jolley's after all the times

- they have been in. There are only a handful of lots in this area that can still be subdivided.
- o. **Dayna Hughes** – I would like to ask the Clarks if they are against changing the lot width requirement. We have two issues, I understand you are opposed to changing the zone code regarding the lot width. (They indicated that they were). Montierth's and Jolleys were in favor of the change.
 - p. Chairman Christensen asked for final words from the public. **Matt Keyes** – I think what Kevin stated bears repeating. The big issue is "where does it end?." What is to stop changes in the future? If it is so easily changed, why do we have it? Zoning is important for preserving a certain way of life. Looking at the vision for the town plan – this proposal goes against that vision.

Chairmain Christensen closed the public hearing at 7:55. The motions on the public hearings will be made during the regular meeting.

ELK RIDGE PLANNING COMMISSION MEETING
September 7, 2006

**TIME AND PLACE OF
PLANNING
COMMISSION MEETING**

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, September 7, 2006, 8:05 p.m., at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Chad Christensen, Dayna Hughes, Ed Christensen, Shawn Eliot
Absent: Russ Adamson, Robert Wright, Scot Bell
Others: Ken Young, City Planner
 Margaret Leckie, Planning Commission Coordinator
 Matt Keyes, Riva Keyes, Kevin Clark, Shae Clark, Clisto Beaty,
 Kevin Hansen, John-Henry, Carey Montierth, Bud Whitaker, Jed Shuler,
 Kendall Jolley, Loy Jolley

**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

Chairman Christensen reviewed the Agenda. Shawn Eliot requested that Item 4: "Review of Large Scale Development Code and CE-2 Zone Code Changes" be removed from tonight's agenda and discussed possibly at the next meeting.

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY DAYNA HUGHES TO APPROVE THE AGENDA WITH THE ABOVE DISCUSSED CHANGE. VOTE: YES-ALL (4), NO-NONE (0), ABSENT: ROBERT WRIGHT, SCOT BELL AND RUSS ADAMSON.

**MOTION ON PUBLIC
HEARINGS**

**1a. Salem Hills
Subdivision, Plat C,
vacation of portion of Lot
19 and all of Lot 21 to
provide for Harris Estates
Subdivision**

The following discussion took place:

- a. Ken Young explained that the current plat of Salem Hills Subdivision, Plat C, lays out the lots as shown on the current plat. We need to vacate a portion of Lot 19 and all of Lot 21 of that plat to allow the new 5-lot Harris Estates with a new lot layout as shown on the drawing in tonight's packet. The current layout with 100' frontages (allowed by the variance granted in 1996 by the Board of Adjustments) was never finalized and that is what they are doing now. We failed, until recently, to recognize the necessity to do a plat vacation of the old subdivision before the new subdivision was formed so we are backing up and doing that. Regardless of how we feel about the decision made by the Board of Adjustments to allow smaller frontages, it is what it is and we can't change it.
- b. Shawn Eliot asked if the only way to stop that many lots going in on the property would be by legal means, since the variance was already granted. Ken said the variance was granted but the subdivision plat was not approved. It may be weak legal standing to not approve the plat. The reason for not approving the plat tonight because it was granted a variance. You need to make some strong findings if that is the direction you want to go. Shawn asked Ken if we knew how many lots had frontages less than 120'. That had not been done yet but Ken Young said there was more than a handful.
(Research after meeting indicates 9 of the 40 lots in this zone have less than 120' frontage.)
- c. Shawn Eliot mentioned we are not changing lot sizes but just how close together they are on the street frontage side. Shae Clark mentioned that on that street there are none that are less.
- d. Chairman Christensen mentioned that we only motion to recommend to the City Council. They can go with our recommendation or change it.
- e. Ken Young recalled that about 8 or 9 out of about 50 lots are not meeting the 120' frontage. Of the potential developable lots that can be divided there are about 3 or 4 lots that can be divided with the 100' ruling.
- f. Dayna Hughes mentioned that the commissioners are not taking this matter lightly. She considered recusing herself as she was neighbors with the people involved on both sides. She stated that she

does feel compelled one way, though she did not walk in the door pre-decided. She feels that making changes that go against the general plan of a city and the citizens vision for the City is wrong. If we do this we will continue to whittle down lots, Making these changes would be detrimental to the community. She is not in favor of the Ken Harris subdivision. She is sorry some of the other homes in the area do not meet the current requirement, but does not feel we should make a change that would not maintain the integrity of the area. If we make this change it will be setting a precedence that will lead to similar changes resulting in smaller and smaller lots.

- g. Chairman Christensen asked how she felt about the Harris Subdivision already getting a variance allowing for smaller frontages. Dayna still felt she would not have approved this.
- h. Shawn Eliot mentioned that Lot 1 of the new subdivision (which is between two lots) would not meet the requirement. Should we have a vacant lot forever there? Dayna mentioned we are not making those decisions tonight. We are just addressing whether the frontage requirement should be changed.
- i. Shawn Eliot felt that the variance done years ago went with the project that was being done at that time, not the project before us at this time. He did feel that Lot 1 of Harris Estates should be granted a variance. He mentioned there is at least one lot that goes all the way through. The portion with the house is nice and the rest is abandoned with weeds. Shawn felt that as there was no hardship shown on the first variance, and that it was approved on a plat that is being vacated, that it should fall within the current zoning requirement. He also felt the 120' frontage requirement should stay with the zone, though the additional 10' corner requirement might be reconsidered as we already have a 45' clear-zone requirement on corner lots.
- j. Ken Young reminded the commissioners that this plat had already been reviewed by them and a motion was made to forward it positively to the City Council. It has not yet gone forward to the City Council as we realized there was a plat vacation requirement we needed to complete. That is why it is back, but on July 20th there was a positive motion from the commissioners.
- k. Chairman Christensen mentioned that it was unfortunate this discussion was taking place now rather than at preliminary. Shawn Eliot asked if since we have new information, and the issue is back before us, can we reconsider. Ken Young mentioned that since it is back before us, and we have new information, it is appropriate to review it again and make another recommendation if that was the case.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN THAT THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL THAT THEY DENY THE SALEM HILLS SUBDIVISION, PLAT C VACATION OF A PORTION OF LOT 19 AND ALL OF LOT 21; AND THAT THEY ALSO RECOMMEND THAT THE HARRIS ESTATES, PLAT A, FINAL PLAT BE DENIED BASED ON ADDITIONAL INFORMATION OF THE VARIANCE THAT WAS GRANTED IN 1996 AND THE FACT THAT IT DOES NOT FIT THE CURRENT ZONE REQUIREMENTS. VOTE: YES (3); NO (1), CHAD CHRISTENSEN; ABSENT: ROBERT WRIGHT, SCOT BELL AND RUSS ADAMSON.

- l. Chad Christensen opposed the motion as he felt the variance stayed with the land and the variance was a width variance and over-rides our authority.
- m. Ken Young questioned, as a point of clarification, what Shawn meant by "based upon the variance that was granted by the Board of Adjustments." Shawn answered that the variance did not show a hardship and that it was granted towards Salem Hills, Plat C and not towards the Harris Estates. He felt the variance was weak and would die with Salem Hills, Plat C. Ken Young mentioned that it was his understanding that it does go with the land and it runs with the property. The Board of Adjustments had the authority to make their decision whether we agree with it or not, and whether we think the criteria was met or not. It still is a variance granted and stands as such. You can say you disagree.
- n. Chairman Christensen asked that staff look into whether the variance stays with the land. If that is not true I think I should change my vote.
- o. Ken Young explained that a variance runs with the land and is a variance from the requirements for doing a plat that had those specific requirements. Thus at any point in time any property owner of this land can propose a subdivision plat that doesn't have to meet that requirement. It is not saying that that plat was approved as such. The plat has nothing to do with the variance. It allows for the plat to be approved but it doesn't say that you have to approve it because the variance was granted.

1b. Motion on public hearing regarding amendment to the Elk Ridge City code providing for lot width requirements in the R-1 20,000 Zone and for corner lots in all zones

- p. Dayna Hughes questioned whether the commissioners were within their rights to motion as they just did? Ken Young felt in his opinion that they were. He stated that the City Council is another body and they have the final approval on this. It is scheduled to go forward next Tuesday night and they may make a different decision. Though the public is invited, it is not a public hearing and the City Council may or may not open the discussion up to the floor.
- a. Chairman Christensen stated that as the amendment now reads, the frontage requirement in the R-1 20,000 zone would be changed from 120' to 100'. The additional ten-foot requirement for corner lots in all zones would be eliminated. He stated that this would effect about 5 or more city one-acre lots which would not be able to be divided.
- b. It was asked if those people could apply for variances to divide their lots. Chairman Christensen mentioned that they could, but it would probably not be allowed unless a hardship was present. Ken Young mentioned that the applicant (Carey Montierth) would not be able to split her lot unless both zoning requirements were changed.
- c. Shawn Eliot still felt the 120' frontage was what was meant to be for this zone. He did agree that the extra ten-foot requirement on the corner lot was excessive.
- d. Ken Young felt the extra ten-foot requirement on corner lots was intended for smaller lots than exist anywhere in Elk Ridge. Most of the lot width requirements in cities with smaller zones (R-1 8,000 and R-1 10,000) will have an 85 foot minimum lot width requirement. There is no justification for us to maintain that additional 10 feet. Shawn Eliot mentioned that we also have a 30 foot setback and an additional 9 foot front city easement so the home is already set back about 40 feet on a corner lot.

DAYNA HUGHES MADE A MOTION THAT WAS SEONDED BY SHAWN ELIOT THAT THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL DENIAL OF THE ORDINANCE AMENDMENT THAT WOULD CHANGE THE LOT WIDTH REQUIREMENT FROM 120 FEET TO 100 FEET IN THE R-1 20,000 ZONE. VOTE: YES (3); NO (1), CHAD CHRISTENSEN; ABSENT: ROBERT WRIGHT, SCOT BELL AND RUSS ADAMSON.

- e. Chad voted "no" as he felt that not following code throughout, from what had been explained to him, could get us into trouble.

SHAWN ELIOT MADE A MOTION THAT WAS SEONDED BY CHAD CHRISTENSEN THAT WE RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE ORDINANCE AMENDMENT THAT WOULD ELIMINATE THE EXTRA 10 FOOT FRONTAGE REQUIREMENT FOR CORNER LOTS CITY-WIDE BASED ON THE FACT THAT WITH THE CURRENT 30 FOOT SETBACK REQUIREMENT AND 9 FOOT RIGHT-OF-WAY FROM THE ROAD, PLUS A 45 FOOT CLEAR-ZONE, THAT AN EXTRA 10 FEET IS CLEARLY NOT NEEDED FOR SAFETY REASONS. VOTE: YES-ALL (4), NO-NONE (0), ABSENT: ROBERT WRIGHT, SCOT BELL AND RUSS ADAMSON.

- f. Chairman Christensen again mentioned these were not easy decisions and thanked the residents for coming. He reminded the residents that the commission is looking for an alternative member and invited any of them to join.
- g. Carey Monteirh asked that Ken Young check the lots in the R-1 20,000 zone and find an exact count of lots that have less than 120' frontage; the total number of lots in the zone. Her option now is to go to the Board of Adjustments. Ken Young mentioned that of the two items, the Ken Harris subdivision will go forward before the City Council on this coming Tuesday and the ordinance amendments won't go forward until September 26th.

1. Hansen/Thornock Subdivision

- a. Ken Young explained that when we brought this issue forward as a preliminary plat the City Council felt more drainage concerns needed to be addressed for the drainage that comes down Hillside Drive. Preliminary was approved by the City Council with the stipulation that the drainage issue be taken care of on the final plat.
- b. After meeting again with the applicant, reviewing his engineer's report, and hearing the

recommendations of the Elk Ridge Technical Review Committee, a solution has been posed. It has been decided that rather than just have one sump in the middle of the block at the end of Salem Hills Drive, that that sump be moved to the corner of Hillside and Salem Hills Drive and an additional sump be placed at the dividing line of the lots on Hillside Drive. There will also be a catch-basin on the northeast corner of Lot 2 that feeds into a drainage pipe that goes under Salem Hills. The catch-basin will be about 30 feet in diameter and 3 feet deep and will be rock-lined. John-Henry (he is building on Lot 2) mentioned that there will be a dry creek bed on lot 2 that will catch a lot of the run-off and direct it into the catch-basin.

- c. There was a discussion which brought out that some of the water problem comes from above where the City water tank is. It was suggested that the City might put a permanent drainage ditch along the road to direct the flow of the water. John-Henry has agreed that the homeowners will maintain the sumps.
- d. Shawn Eliot brought up the issue of the new city trail standard which was just put in place. Part of the proposed trail goes along the road in front of John-Henry's lot. John-Henry did not feel that since he made application before the standard was in place, that he was responsible for putting the trail in, but did agree to put in the curb and gutter and keep in mind as he designed his lot that the trail will be going in and be aware of this 9' easement. Ken Young stated that when an application is in process, prior to the approval of the the standard, that the applicant is not held to the standard.

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY ED CHRISTENSEN THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE FINAL PLAT OF THE HANSON/THORNOCK SUBDIVISION WITH THE CAVIATE REMINDER THAT THERE WILL BE A TRAIL SYSTEM GOING IN FRONT OF LOTS 1 AND 2. VOTE: YES (3); NO (1), SHAWN ELIOT; ABSENT: ROBERT WRIGHT, SCOT BELL AND RUSS ADAMSON

Shawn Eliot was opposed as he still felt that John-Henry was vested at preliminary plat and should put the trail in. Dayna Hughes asked that it be researched when you are vested and what it means to be vested.

3. Set Public Hearing to Update Trails Map in General Plan

Shawn Eliot mentioned that he had taken the proposed trails map to the last City Council meeting. He had told them that we still needed to hold a public hearing on the map. We didn't want them to approve the map that night but we did want the trails standard approved, and they did.

Council member, Mary Rugg's, main concern was the portion of the trail along Salem Hills Drive (now Canyon View). Originally when the street was graded a year or so ago, the trail was proposed to go along the west side. There were some property owners who did not want the trail in front of their homes, so they crossed the street when they graded. Above Alexander Drive on the west side there is plenty of room. Below Ed Christensen's home to Park Drive there is plenty of room for the trail on the east side. Shawn did not feel we could flip-flop back and forth across the street. Putting the trail on the east side would effect less property owners.

On the west side of Canyon View from Alexander Drive to Salem Hills Drive, a lot of the homes have yards that extend out to the street. On Canyon View Drive from Fremont Way going south to Park Drive there is a wide gravel area in front of all the homes but one.

Ed Christensen stated that his home was not built with the proper front setback. If the trail went in front of his home, there would only be 20' from the home to the trail. Shawn suggested that the trail hug the road in that case. Shawn mentioned that there was a resident on Park who was very vocal about not having the trail go in front of his house. To have the trail go across the street for three houses would be a safety issue and should not be done. He polled the commissioners as to which side they wanted the trail to go on. These residents can verbalize at the public hearing.

It was decided to notice the public hearing in the newsletter and hold it on the night of the second planning commission meeting in October. We will have Andrea (City staff who does the newsletter) publish the notice with possibly the following verbiage: "We are finalizing the city-wide trail. If you have built in the city easement this could effect your property, please check the enclosed map in case your property is effected and come to a public hearing on the trail on October 19, 2006"

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY CHAD CHRISTENSEN THAT WE SET A PUBLIC HEARING TO GET INPUT ON THE PROPOSED ELK RIDGE CITY TRAIL PLAN MAP FOR OCTOBER 19TH, 2006 WITH THE STIPULATION THAT THE PROPOSED TRAILS MAP BE INCLUDED IN THE OCTOBER NEWSLETTER WITH A PARAGRAPH EXPLAINING THE PROPERTY EASEMENT ISSUE (see above. VOTE: YES-ALL (4), NO-NONE (0), ABSENT: ROBERT WRIGHT, SCOT BELL AND RUSS ADAMSON.

4. Proposed Circulation Issues in the South Area of Town

- a. Shawn Eliot passed out a map showing a proposed circulation street route in the south area of town. He looked at the slopes in the area and figured a rough maximum number of houses that might be allowed in this area. He passed out some maps where he had encapsulated the CE-1 zone in yellow and the CE-2 zone in red. He indicated there was about 15 acres with less than 15% slope and with our current code there could be a maximum of 365 lots in this area within the CE-1 zone and 6 lots within the CE-2 zone. In the blue area, which is area with 15-30% slope you could get a maximum of 206 lots in the CE-1 zone and 18 lots in the CE-2 zone. (this is taking out 25% of the land for infrastructure i.e. roads etc.).
- b. Ken Young mentioned that there will be a lot of situations where a lot cannot occur on this acreage that were not taken into account. Shawn again mentioned that this is the upper limit and when the development starts there will be less, but this will give us an idea of what could happen. He told Shawn when he presented this to City Council to tell them reality will not allow the maximum number of homes shown on his maps.
- c. It shows that there will be a whole lot more homes possibly going in that we anticipated when we revised the CE-1 and CE-2 code. The map on the right side of the page Shawn passed out showed that there is a large amount of land with less than 20% slope in this area.
- d. We approved one-third acre lots with a requirement of open space or parks. We approved this without this knowledge. The gist of this conversation was: if there could be between 500 and 750 lots up in this area, are two roads enough? What do we do with High Sierra Drive? This scenario allows clustering with a dedication of 20% natural open space or 10 % parks.
- e. On the second page he showed a scenario which would result in more open space with one-third acre lots allowed but increasing the open space requirement and allowing more clustering. This scenario would require 30% natural open space or 20% in parks. This would make it so there are 100 less buildable lots in the area.
- f. In these two zones in that area there is more acreage available for building that there is in the current built-out area of Elk Ridge.
- g. In the last scenario on the third page he increased the minimum lot size to one-half acre with clustering, with the requirement of 30% dedication of open space or 20% parks. Woodland Hills has done this beautifully in the Thousand Oaks Subdivision. These are half-acre lots with a 10-acre park. This is the scenario he recommends – One-acre lots allowed or one-half acre with clustering. Shawn felt that no one really understood what the potential growth in that area could be under current code.
- h. Present code specifies you can not do one-third acre lots with clustering unless you have a 10 acre parcel.
- i. Until changes in the circulation map in that area are approved, there can be no development.
- j. Our City population now is about 2,300 residents. The projected population at build-out is estimated at 7,000 to 9,000 people.
- k. Chairman Christensen invited public input. **Jed Shuler**, who owns land in that area had the following to say: He felt the one-third acre allowance for lots in that area was too small. All those people that he is possibly joint-venturing with agreed the lots should be at least one-half-acre. He agrees that there will not be 600 homes in the area realistically. He understands the concern about bringing the traffic up via High Sierra.
- l. On his proposed circulation map, Shawn put in some other access roads to the area which he will present to the City Council on Tuesday as we have previously discussed at other meetings; in

particular, Canyon View, etc.

5. Discussion of putting in access on trail easement on cul-de-sacs in town

Shawn Eliot led a discussion on access easements in town that have not been used. The following points were brought up:

Originally in the City, many easements were planned to lead residents into open space. In reality Ken Young mentioned these open spaces were not large enough for useable areas and have turned into weed patches. There was, however, a history of having easements into these open spaces. Shawn passed out 4 maps, the first one showed some of these areas of the City.

The second map showed the easement at the end of Mahogany next to Paxton's home. This easement is set aside. The next easement shown is the one at the end of the Cove Drive cul-de-sac (Greenview Estates where RL Yergensen is working on the lot). This easement leads down the hill to the City property which is next to the park.

Shawn proposed that we take the following proposal to the City Council on the park connections trail proposal:

Park Connections from the Mahogany easement – Trail Proposal:

- a. Utilize the trail easement between Lots 8 and 9 of Oak Hills Estate
- b. Construct and 8' asphalt trail
- c. Some retention would be required on Lot 8
- d. Require some tree removal in the play area – this easement empties into the bench area at the top of the play area
- e. Construct a trail from this point down to the ball diamond. This would be a connection to the ball diamond without having to use the stairs.
- f. Pave this 10' asphalt trail

Cove Drive – Trail Proposal:

- g. Utilize the trail easement between Lots 3 and 4 of Greenview Estates
- h. Request RL Yergensen to level out as part of development
- i. Construct 8' asphalt trail
- j. Construct 8' asphalt trail on city property connecting to golf course property (city might purchase)
- k. Grade temporary dirt trail connecting to current dirt trail (get Fitzgerald's permission)
- l. Requires future development to retain easement and make improvements to trail
- m. Minimum – the least should be done is to improve the easement between Lots 8 and 9 now while RL is digging.

6. Discussion of Re-zoning of North Area that was to be annexed

Ken Young explained that we need to put this on hold. We need to figure what is going on with the Salem Sewer. Evidently the Mayor met with Salem last night and got some approval but I have not met with him since then. For a time we thought we had lost this whole area for future annexation. Paul Tervort had talked to some of his neighbors and got agreement that all their property was to be annexed to Salem.

It is my understanding that this may have opened back up. We will hold on our recommendations for zoning until we hear more. Shawn called the County and found that this area is shown in our area in an annexation document at the County. Shawn said the County does have a Boundary Commission for annexations.

As of now it is on the Salem City Planning Commission agenda for September 13 to look at redoing their general plan and annexation declaration. Ken Young stated that there can be overlapping city annexation plans.

7. Approval of Minutes of Previous Planning Commission Meeting – August 17, 2006

The following items were found needing correction:

Dayna:

p.1 – Item 2, paragraph 2 – double word "FOR"

All pages – wrong date header – Change from July 20th to August 17th

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN THAT WE APPROVE THE MINUTES OF THE AUGUST 17, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE CORRECTIONS. VOTE: YES-ALL (4), NO-NONE (0), ABSENT: ROBERT WRIGHT, SCOT BELL AND RUSS ADAMSON.

8. Follow-up Assignments,

- Agenda items for Sept. 21 meeting were discussed. (Public Hearing regarding sidewalk ordinance)

Misc Discussion

- Opinions of Planning Commission regarding Building Height Ordinance not get to City Council – we need to re-send our recommendation
- Margaret Leckie explained new Planning Commission item tracking system
- **City Council Report** – Shawn reported that they he took the light standard to them. They approved the light standard for the PUD. They went with 14' high posts on the main road and 9' posts on the trails. There is a guard on the light and the bulbs are 75 watts. The distance on the road between lights is 300 feet staggered on the different sides of the street (600 feet apart on the same side). The lights are 400 feet apart on the trail. Margaret mailed the standard to Randy. The open space for the PUD was discussed. The landscape plan was not approved. Council Member, Mary Rugg, took the plan home to review and revise. The final plat of the Elk Ridge Meadows, Phase 2 was approved contingent on the landscaping plan.
The City parking lot was discussed. Russ Adamson talked about the address changes and effect on citizens. The trails standard was passed but the map needs to be approved.

ADJOURNMENT

Dayna Hughes made a motion to adjourn the meeting adjourned 10:30 pm

Planning Commission Coordinator

NOTICE OF PUBLIC MEETING - AGENDA

Notice is hereby given that the Elk Ridge Planning Commission will hold a Public Hearing on a proposed Elk Ridge Code ordinance amendment regarding the requirements for sidewalks and trails, on Thursday, September 21, 2006, beginning at 7:00 p.m. prior to the regularly scheduled Planning Commission Meeting on Thursday, September 21, 2006 beginning at 7:10 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 – Proposed Elk Ridge City Code Ordinance Amendment Regarding the Requirements for Sidewalks**
- 7:10 P.M. **Opening Remarks & Pledge of Allegiance**
Roll Call
Approval of Agenda
1. **Motion on Public Hearing**
Ordinance Code Amendment Regarding Requirements for Sidewalks
 2. **Density and Open Space in Critical Environment Zone**
- Review and Discussion – Shawn Eliot
 3. **Building Height Requirements**
- Review and Discussion
 4. **General Plan – Elk Ridge City Circulation Map**
- Review and Discussion – Shawn Eliot
 5. **Approval of Minutes of Previous Meeting – September 7, 2006**
 6. **Planning Commission Business**
- Discussion of vesting of land use applicant – Ken Young
- Discussion of Time-frame for items to go forward to City Council
 7. **Follow-up Assignments / Misc. Discussion**
- Agenda for October 5, 2006 Meeting
- City Council Report – September 12 meeting

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 16th Day of September, 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 16th day of September, 2006.



Planning Commission Coordinator

**Public Hearing
Attendance**

Commissioners: Chad Christensen, Dayna Hughes, Shawn Eliot, Ed Christensen, Russ Adamson and Scot Bell
Absent: Robert Wright
Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Jed Shuler, Brenda Nelson, Caryn Moss, Tom Nelson, Paul Eddy,
Kevin Hansbrow, John Ace Money, Karl Shuler

PUBLIC HEARING

**Proposed Elk Ridge City
Code Ordinance
Amendment Regarding
the Requirements for
Sidewalks**

Chairman Chad Christensen opened the Public Hearing at 7:00 p.m. for the proposed amendment to the Elk Ridge City Code regarding sidewalks.

- a. Shawn Eliot explained that the City Council had approved the sidewalk standards at their last meeting, but no where in the code did it specify where sidewalks would be required nor did it provide for the maintenance of sidewalks
- b. Dayna Hughes pointed out some grammatical errors in the proposed code that need correcting. In 2B on the second page, the word “to” needs to be removed.

Chairman Christensen invited comments from the public.

- c. Paul Eddy asked if there will be a planter strip required and who would maintain it. Shawn Eliot answered that the sidewalk will be a meandering sidewalk with a planter strip. In the PUD, the homeowner’s association will take care of it. In a regular neighborhood, the owner is responsible for maintaining that area.
- d. Paul then asked if people could put anything in this area...trees, plants, rocks? Shawn Eliot answered that we don’t have any restrictions. Paul felt we should make the requirement uniform and he encouraged putting the sidewalk right against the street. Chairman Christensen explained that the City Council has already voted to have the strip. Shawn Eliot said we could mention to the City Council the idea of having some standards for this area, including the types of trees that can and cannot be planted there.

Chairman Christensen asked for further comments, there were none so he officially closed the public hearing at 7:10 p.m.

ELK RIDGE PLANNING COMMISSION MEETING

September 21, 2006

TIME AND PLACE OF PLANNING COMMISSION MEETING

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, September 21, 2006, 7:10 p.m., at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Chad Christensen, Dayna Hughes, Shawn Eliot, Ed Christensen, Russ Adamson and Scot Bell

Absent: Robert Wright

Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Jed Shuler, Brenda Nelson, Caryn Moss, Tom Nelson, Paul Eddy,
Kevin Hansbrow, John Ace Money, Karl Shuler

OPENING REMARKS & PLEDGE OF ALLEGIANCE

Chairman Chad Christensen welcomed the commissioners. Opening remarks were given by Chad Christensen followed by the pledge of allegiance.

APPROVAL OF AGENDA

Chairman Christensen reviewed the Agenda. Russ Adamson suggested moving Item 4: General Plan – Elk Ridge Circulation Map to come prior to Item 3: Building Height Requirements..

A MOTION WAS MADE BY RUSS ADAMSON AND SECONDED BY SCOT BELL TO APPROVE THE AGENDA WITH THE ABOVE DISCUSSED CHANGE. VOTE: YES-ALL (6), NO-NONE (0), ABSENT: ROBERT WRIGHT.

1. MOTION ON PUBLIC HEARING

Chairman Christensen asked if the commissioners had any comments on the public hearing. The following discussion points ensued:

Proposed Elk Ridge City Code Ordinance Amendment Regarding the Requirements for Sidewalks

- a. After some discussion it was decided the commissioners needed to do some research to see if there should be some code which detailed what can and cannot go into the planter strip along side the sidewalk. This would probably go in the landscaping ordinance.
- b. The owner does own this strip, but it is a City easement. Scot Bell mentioned by putting this in the code we are restricting the freedom of the owner to do what he wants with his own property. Shawn Eliot felt we could stipulate regarding the trees. The landscaping code regarding the yard would also apply to the planter strips.
- c. The only change suggested was to delete the word “to” in 2B on the second page.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY RUSS ADAMSON TO RECOMMEND APPROVAL TO THE CITY COUNCIL THE PROPOSED ORDINANCE AMENDMENT REGARDING WHERE SIDEWALKS ARE TO BE REQUIRED AND PROVIDING FOR THE MAINTENANCE OF SIDEWALKS, WITH THE ONE CORRECTION LISTED ABOVE. VOTE: YES-ALL (6), NO-NONE (0), ABSENT: ROBERT WRIGHT.

2. Density and Open Space in Critical Environment Zone

A handout from Shawn Eliot showing density scenarios in the south part of town was included in the packets. This information was presented at the last City Council meeting.

- a. The first page scenario showed the current base density. On 15% slopes, half-acre lots are allowed. On slopes over 15%, one-acre lots are allowed. Shawn’s study showed a potential of 596 lots on the southern CE-1 zone. It surprised the commissioners that so many lots could be allowed in this area.

This zoning allows for third-acre lots with clustering and dedicated open space or park space. This allows for 791 to 890 lots. This is most-lots scenario, there are other situations which would limit that many lots going in..

- b. The scenario on the second page, which was the one the City Council most favored, has a one-acre base but allows third-acre lot clustering. In this scenario he changed to lot size to one-acre and allowed development on 30% or less slopes. This would allow 420 lots in that same

area. (difference of 176 lots from what our current zone allows now). This scenario does away with the one-half acre lots.

For clustering, development was allowed on 15% slopes and under. The dedication of required open-space for clustering was raised 5%, for a total required of 25% natural open space, or 15% park dedication. This takes the number of potential lots to 446 for natural open space, or 506 lots if all the open space is dedicated as parks.

- c. The third scenario allows for half-acre lots. The base density stays the same at 420 lots. For clustering half-acre lots are required, lot slope was kept at 20% or less (same as current code) but the open space dedication was raised to 30% for natural open space, and 20% park dedication density bonus. He was trying to give incentive to go the natural open space route. The advantage of clustering for a developer is that he has less infrastructure to put in.
- d. John Money was present. He is the developer who is coming up with the connection concept of Hillside Drive to High Sierra Drive along with some of the other property owners in the area. They are looking at coming to the Planning Commission with their preliminary plan of the connection road. They are thinking they can only get 20 homes on their property, which is among the flattest in the area. He was very curious as to where Shawn was getting his density information. John is working with other developers in the area on close to 150 acres of property. Shawn said there are over 550 acres up in that southern CE-1 area.

John will not pay his engineer to do a lot analysis until he is granted final on the connection of Hillside to Salem Hills Drive. He has played with it and is having a difficult time getting one home per acre, even with clustering. They are getting about one home per 1.2 acre.

Some of the property this group is developing is the steepest in the area. Karl Shuler said about 65% of the property could fall under the half-acre clustering option. Even with this, he could only get about 20-22 lots in his 26 acres. A lot of homes are lost due to the layout of the roads. He thought Shawn's model may be a little skewed due to the shape of the road.

- e. Another problem mentioned was trying to meet the driveway slope requirement in the code. John Money mentioned that each land-owner will present their own schematic for lot layout.
- f. There was some discussion about preserving wild-life right-of-way.
- g. John Money had had a technical review today and will come forward on the 5th of October with a plat showing all the slopes. If the connection is approved they will come forward with lot schematics.
- h. He felt there was only one place on his property where clustering would work.. It is in the steep area. Karl Shuler had a portion on his property that he may cluster on.
- i. The other property owners are Gail Evans, Bob Strange, and Max Stahlie. Max has no intention of improving. Gail and Bob are brother and sister and will look at developing next year. Gail will have to get a right-of-way to drain her sewer.
- j. John Money stated they also need to address the public trails through the property. He needs more input. Shawn said if they cluster, there is a trail requirement, but if they do half-acre lots, there isn't.
- k. John mentioned that there is a color-coded topo map at Berry Prettyman's Office (Cole Surveying) that makes it much easier to see and understand what he is talking about regarding the slopes in the area.
- l. Paul Eddy mentioned there will be a lot of water dumping onto High Sierra. It dumps at the Freeman property. One person has been flooded out. He suggested curb and gutter all the way down High Sierra. This water problem needs to be resolved. The City has cleaned up the storm drains.
- m. Chairman Christensen asked the developers present what their thoughts were on the present code? John Money felt the code was fair, though difficult to work with. It gave them the flexibility they needed to deal with the mountain terrain. He mentioned that on snowy days Mt. Nebo buses will not go on roads over 6% in slope. The parents will have to ferry the kids on those days.
- n. The intersections eat up about 400 feet. There is a short spurt of the road that is 15% but the

majority of the roads is between 8% to 12%. Some of the steep spurts are to get you up to the plateau for an intersection.

- o. Russ questioned the owners on their feelings about the trails. This could be a great area for trails. Our plan shows a few trails but nothing specific. John said it is all grey area because they have not had anything to look at. Shawn Eliot mentioned there was a trail element to be put in the General Plan which will be passed out tonight. It will go before the City Council soon.
- p. Dayna Hughes mentioned the City Council wanted one-acre lots. It was stated that the open space would probably be natural oak brush. Shawn mentioned that if people do one-acre lots they will probably leave a lot of the oak brush in. There are rules stipulated in the code as to how much area must be cleared to prevent fire hazards. Mark Johnson, from the fire department, stated he would rather see clustering as it is easier to protect fire-wise. Scot Bell also felt clustering has merit from a financial standpoint.
- q. Shawn mentioned that the half-acre lot clustering scenario gives a little more flexibility to the developer. This would make that area look more like Woodland Hills, which is a plus. Woodland Hills allows half-acre lots in clusters and the rest of the lots are one-acre or larger. Fire hazard is a problem in Woodland Hills. The last page scenario fits more the Woodland Hills model.
- r. Chad Christensen mentioned that the road code, rather than the density code, is what is the most restrictive as far as getting the most homes possible in that area. Shawn stated that this is mostly to make sure that when you approach an intersection you are not on a grade.
- s. Chad Christensen asked who would maintain the open space. Now there are no plans for generating a home-owners association. Shawn stated that if the developer does parks, he has to negotiate with the City as to who would maintain it. Shawn mentioned that there will probably be no more than 30 acres in parks.

Shawn mentioned regarding the natural open space, the code states you can do a conservation easement which you enter into with the City where the person still owns the land, or you can deed it over to the City.

- t. It would probably be better to deed large areas of open space over to the City. Chairman Christensen felt we may need to define these numbers better as to how large a property might be before it should be deeded to the City. It would be at the City's discretion what property they would accept.
- u. Scot Bell questioned whether the developers have any master plan for a wildlife corridor. There is not. John felt the City should present the plan. Scot felt the developer should.
- v. Paul Eddy has spoken to most of the residents on High Sierra. One of their main concerns was speed. They want a stop sign at Coley's Cove to slow drivers down as they come down High Sierra from above. A couple of the residents wanted speed bumps.
- w. Chairman Christensen asked for final thoughts on the CE-1 zone. John Money said once the road connection has been approved, they will submit their lot plan at the following Planning Commission meeting.
- x. Paul Eddy said this would bring about 80-90 more cars down High Sierra on a regular basis.
- y. Chairman Christensen and the commissioners felt that they should leave the code which limits density as it is now. Shawn Eliot was torn. He is not sure how his information will apply to the land belonging to John Money and the land-owners working with him. Karl Shuler said a real problem is going to be getting the roads to where they can utilize the land. If the code is more restrictive than it is now, it will be very difficult to develop.
- z. Dayna was interested in changing the code to a one-acre base with half-acre clustering down the road. Paul Eddy liked three-quarter-acre clustering with one-acre base in order to keep the density down.
- aa. Shawn Eliot mentioned that there is still an average of 1 home per acre if you do clustering, the rest of the acre would be in open space. Shawn Eliot and Dayna Hughes recommended the third page scenario. The commissioners were not ready to change the code yet.

CHAD CHRISTENSEN MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO TABLE MAKING A RECOMMENDATION ON THIS ITEM AT LEAST UNTIL THE GENERAL PLAN – CIRCULATION MAP, ITEM 3 ON THE AGENDA, WAS DISCUSSED. VOTE: YES-ALL (6), NO-NONE (0), ABSENT: ROBERT WRIGHT.

3. General Plan – Elk Ridge Circulation Map

- a. Shawn Eliot referred to the current Elk Ridge Circulation Map that was in the packets of the commissioners last month. There were some house-cleaning issues that were brought up. During that conversation the impact of the future development of the CE-1 zone on High Sierra was discussed.
- b. High Sierra is currently on the map as a minor collector road. It is supposed to be green on the map (indicating a minor collector) along with the other road going off the road connecting High Sierra and Hillside Drive.
- c. If we are going to have 500 plus homes up in that new area, High Sierra probably ought to be changed on the map to a major collector. Having all that traffic coming down on just two streets (High Sierra and Hillside) concerned the commissioners. An option of putting a new road behind High Sierra (which was built as a local street – only 34' wide), was discussed. The City Engineer looked into the option and decided it was cost-prohibitive and also the property where the road behind High Sierra would go is owned by residents. Paul Eddy said all the residents along High Sierra were against this option also.
- d. John Money, developer, brought up the idea of bringing a road in from the Payson side where they are extending the golf course, and make that the 66 ft. road. In this scenario, High Sierra would be left as it is. Shawn Eliot mentioned we do need to have two accesses into the property. If we can't go behind the homes the only other option is to use the road that is already there (High Sierra). It probably should be improved to a 42-foot road. If we are going to connect into this road, the question arises as to whether the City can make some improvements on the road to make it more suitable for heavy traffic? The possibility of improving the road, then collecting impact fees to pay for it as the property above is developed, was discussed.
- e. Paul Eddy responded to a question as to what the residents want by stating they are not against development. They just want to make sure the density is reasonable in order to keep the traffic down and somehow control the speed of people coming down their street (High Sierra). Scot Bell mentioned that implementing lots of stop signs and keeping the road the same width might be an option for slowing cars down.
- f. Scot Bell mentioned Strawberry Electric would like to see roads that allow Elk Ridge to interface with Woodland Hills. An easement out of Loafer Canyon would benefit Elk Ridge and Woodland Hills. Having as few homes as possible fronting a major collector would be achieved because the property along the road coming out of Loafer Canyon probably would not have homes on it due to the terrain.
- g. Russ Adamson strongly stated that no development should occur in the CE-1 zone until a developer can provide multiple access to the area. He did not feel High Sierra should be one of the only accesses to that area. He suggested having code that stated the maximum number of homes that a minor collector could serve.
- h. Scot Bell mentioned it is a real safety issue having roads too steep for snow plows to handle. The budget to maintain this road will also go up.
- i. Dayna Hughes queried the commissioners as to what they thought of the possibility of changing the CE-1 code so that it allows either one-acre lots or half-acre clustering with dedication of open space. Scot Bell felt the best scenario would be to see the John Money lot proposal. He mentioned there can be some real benefits to clustering. Another problem that will need to be addressed is the water run-off in mountain terrains.
- j. Chairman Christensen mentioned that when looking at the numbers Shawn showed on his study we were questioning whether it was realistic. To check how close his plan is to reality, Shawn said he could take just the land John Money is talking about (about 120 acres) and run his scenario on it to see how close it comes to the figure John Money came up with regarding density. If it is not close, the model will need to be adjusted. Shawn's concern was that the clustering allowed in the area relies on

steeper slopes to keep down the density and it doesn't appear things are as steep as originally thought. Paul Eddy asked Shawn to also run the same scenario with three-quarter-acre clustering. Russ Adamson questioned the possibility of having the code state that all development in this area be required to have an overall density of at least one acre.

- k. Shawn Eliot questioned at what point John Money is vested. He did not think that the concept of the road vested him to not be responsibility for changes.
- l. Shawn felt the two issues would be
 - John will not be held to make sure the road that goes in is a 66 ft. collector, and
 - High Sierra should not be the only connection out of the area, that we consider other options
- m. Shawn Eliot and Scot Bell felt we needed to have a public hearing and consider their input.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN TO SET A PUBLIC HEARING FOR OCTOBER 5, 2006 TO GATHER PUBLIC OPINION IN AMENDING THE CIRCULATION ELEMENT AND CIRCULATION MAP OF THE GENERAL PLAN TO INCLUDE THE CANYON VIEW CONNECTION AND LOAFER CONNECTION (SHOWN ON SHAWN'S HANDOUT ON PAGE 3); EXCLUDING THE MAJOR COLLECTOR SHOWN BEHIND HIGH SIERRA. VOTE: YES-ALL (6), NO-NONE (0), ABSENT: ROBERT WRIGHT.

DAYNA MADE A MOTION THAT WAS SECONDED BY SHAWN ELIOT THAT WE TABLE THE DISCUSSION OF THE DENSITY AND OPEN SPACE IN THE CRITICAL ENVIRONMENT ZONE DISCUSSION UNTIL THE NEXT PLANNING COMMISSION MEETING, ON OCTOBER 5TH, AT WHICH TIME WE WILL CONSIDER SETTING A PUBLIC HEARING. VOTE: YES-ALL (6), NO-NONE (0), ABSENT: ROBERT WRIGHT.

4. Building Height Requirements

- a. Chairman Christensen mentioned that the reason this issue was raised again before the commissioners was that someone brought it to his attention that we recommended something to the City Council and they did not get our recommendations before they approved the issue. What they approved appeared to be different than what was recommended.
- b. Shawn Eliot stated that after reading the back-up history information in tonight's packet the only thing that was different is that they did not stipulate any requirements for the back of the house.
- c. One discussion point is that what we recommended to the City Council and what was passed, 36' from highest point in front, may be a problem for the fire fighters to deal with. Scot Bell questioned the height allowed on the back of a home. Dayna Hughes mentioned that the fire-fighters usually can't get to the back anyway. Scot stated that the 12' easement on the sides would allow a truck to access the back.
- d. The fire chief had said he was OK with servicing a 36' height to the eave from the highest point. Scot Bell mentioned that in a heavy steep slope you ultimately could have a 3-4 story structure in the back portion of a home.
- e. After thinking about this, Shawn Eliot questions whether we should change the requirement to the median rather than from the highest point. Rob Wright had originally suggested having a requirement for the front side and another requirement for the back side. A 46-foot height limitation was suggested for the back. Russ Adamson did not feel we should get so restrictive that people can't have walk-out basements. He wondered why were re-visiting this. Shawn Eliot stated most city codes do not look at the back side of the house.

Scot Bell agreed to talk to Craig Olson, Elk Ridge City fire chief, and get his opinion the issue.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY SCOT BELL TO TABLE DISCUSSION ON THIS ITEM UNTIL FURTHER INFORMATION COULD BE GAINED FROM THE FIRE MARSHALL. VOTE: YES-ALL (6), NO-NONE (0), ABSENT: ROBERT WRIGHT.

**5. Approval of Minutes of
Previous Meeting –
September 7, 2006**

The following errors were found that needed to be corrected in the minutes of the September 2006, Planning Commission Meeting:

Dayna Hughes:

P.8 Double “..” – remove one of them

P.10, paragraph 2 – delete word “a”

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY ED CHRISTENSEN TO APPROVE THE MINUTES OF THE SEPTEMBER 7, 2006 PLANNING COMMISSION MEETING WITH ABOVE NOTED CORRECTIONS. VOTE: YES-(5), NO-NONE (0), ABSENT: ROBERT WRIGHT. SCOT BELL ABSTAINED FROM VOTING AS HE WAS NOT PRESENT AT THE MEETING.

**6. Planning Commission
Business / Misc. Discussion**

The following discussion ensued regarding Planning Commission Business:

- a. The memo from Ken Young regarding when an applicant is vested was discussed. He stated that an applicant is vested at the time the application fee is paid. This means that John Henry is vested and not required to put the trail in in front of his house.
- b. Time frame for items to go forward to City Council: For the most part, things are working well. Dayna mentioned that we are not required to make a motion on a public hearing the same night as the hearing. The commissioners have 30 days to make a motion. Maybe we move a little too fast on some of these items. Scot Bell mentioned that it is important to discuss the comments of the residents, otherwise it confirms to the residents that the City officials don't feel their opinions are important.
- c. Dayna Hughes questioned whether the Planning Commission can call a public hearing to gather opinion even if not required by the Code. Margaret Leckie said she would check with Ken Young.
- d. Shawn Eliot mentioned the difficulty of getting comments and motions to the City Council for the very next meeting as Margaret does not work Fridays or Mondays. Our meeting is Thursday and the City Council meets the following Tuesday, usually. In some months there is a week in between. Maybe we stipulate a 10-day period. Rather than putting it in our by-laws, we can make this a general policy and just let the City Council know.
- e. Russ Adamson mentioned all the citizens did not speak their mind on the issue of the road option being proposed of going behind Salem Hills Drive. Mrs. Moss, who lives on Salem Hills and owns property behind Salem Hills, was of the opinion when they moved here that the CE-1 zone behind them could not be built on. Other people told her that there would only be 80 homes in the south area up behind her home.
- f. Dayna Hughes asked if it was appropriate for commissioners to take personal phone calls from residents expressing their opinions on matters before the Planning Commission and City Council. Shawn Eliot felt it was appropriate when talking to residents, to encourage them to come to the public hearings and voice their opinions.
- g. Russ Adamson said he just found out that the City Council was going to have a public forum during their work session at 6:00 p.m. this coming Tuesday to discuss the address changes and they were going to have the City Attorney in attendance. Because of this some of the residents are having a meeting and will have their attorney at the meeting. They are going to fight this issue and may go to court over the issue. Dayna Hughes mentioned the mayor was acting appropriately and was fixing a misapplication of a standard. He did not do anything wrong. Russ mentioned that in the minutes in April it was mentioned that they were going to have a public meeting to discuss the address changes, and none was held. The commissioners expressed that they hoped a compromise could be reached.
- h. Kevin Hansbrow, an Elk Ridge resident, was present. He expressed a desire to serve on the Planning Commission as an alternate member.

TRAIL CONNECTION TO PARK AND FROM COVE DRIVE:

- i. Shawn Eliot mentioned that he spoke with the Mayor about the two cul-de-sac easement connections: one from Mahogany and the other from Cove Drive. He thinks it is a great idea and will take it to the City Council. On the Cove Drive connection, the City is looking at putting a City water tank behind the Brady's home on the hillside. The trail was shown going where the tank would be. Shawn explained that there is flexibility where those trails would go.

There will be an access road to the water tank and the trail could follow along that access road. Payson has made an offer to sell us some of the golf course land. Hole 8 is owned by Payson. The hillside above hole 8 is owned by Elk Ridge.

ADJOURNMENT

Dayna Hughes made a motion to adjourn the meeting adjourned 10:30 pm



Planning Commission Coordinator

NOTICE OF PUBLIC MEETING – AMENDED AGENDA

Notice is hereby given that the Elk Ridge Planning Commission will hold a Public Hearing on a proposed amendment to the Elk Ridge City Circulation Element and Map in the Elk Ridge City General Plan on **Thursday, October 5, 2006, beginning at 7:00 p.m.** prior to the regularly scheduled **Planning Commission Meeting on Thursday, October 5, 2006 beginning at 7:10 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 – Proposed Amendment to Circulation Element and Circulation Map of Elk Ridge City General Plan.

**7:10 P.M. Opening Remarks & Pledge of Allegiance
Roll Call
Approval of Agenda**

- 1. Comments from Mayor Dunn**
- 2. Motion on Public Hearing**
Proposed Amendment to Circulation Element and Circulation Map of Elk Ridge City General Plan
- 3. Park View Estates Subdivision Concept Plan – Lynn Thomsen**
- Review and Discussion
- 4. Crestview Estates Two Subdivision Preliminary Plat – Eric Allen**
- Review and Discussion
- 5. Hillside Drive / High Sierra / Autumn Road Conceptual Street Alignment Review**
- Review and Discussion
- 6. Discussion of Density and Open Space in Critical Environment Area**
- Review and Discussion – Shawn Eliot
- 7. Review of Building Height Requirement**
- Review and Discussion – Scot Bell
- 8. Review of Elk Ridge City Code Providing for Land Use Appeals & Variances**
- Review and Discussion – Ken Young
- 9. Planning Commission Business**
- 10. Approval of Minutes of Previous Meeting – September 21, 2006**
- 11. Follow-up Assignments / Misc. Discussion**
- Agenda for October 19, 2006 Meeting
- City Council Report
- Public Hearing October 5th
7:00 Amendment to Circulation Element & Circulation Map of General Plan

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 28th day of September, 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 28th day of September, 2006.



Planning Commission Coordinator

**Public Hearing
Attendance**

Commissioners: Chad Christensen, Dayna Hughes, Shawn Eliot, Ed Christensen,
Scot Bell, Russ Adamson
Absent: Robert Wright, Ed Christensen
Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Lynn Thomsen, John Money, Dan Dinning, Gayle Evans, Todd Trane, Bryon Chappel,
Sean Roylance, Jed Shuler, Barry Prettyman, Karl Shuler, Eric Allen, Lawrence
Wiscombe, Kristin Roylance, Ron Leckie

PUBLIC HEARING

**Proposed Amendment to
Elk Ridge City General
Plan of Circulation
Element and Circulation
Map**

Chairman Christensen opened the public hearing on the proposed amendment to the Elk Ridge City General Plan: Circulation Element: Circulation Map. He invited City Planner, Ken Young, to summarize the proposal..

- a. Ken Young mentioned that this public hearing includes two requests. He passed out a map showing an additional proposed amendment to the circulation map. This alteration was done for the developers of Armstrong Estates.. The original map in the packet, that was prepared by Shawn Eliot, shows the original proposed amendment. It shows Road No. 8 (which runs parallel and just south of 11200 South and connects the proposed extension of Elk Ridge Drive to the proposed extension of Canyon View Drive).
- b. The new map passed out this evening (prepared by the Armstrong Estates developers) proposes some alterations to Road No. 8 as shown on Shawn's map. The concept of continuing the east/west travel is met by the Armstrong concept but Rd. 8 terminates on a north/south road, which when traveled on a few blocks either north or south, takes again a turn to the east which does allow for the east/west flow concept, but not on a straight-through road. The new route is shown by dotted lines and travels through the Armstrong Estates Subdivision (and through Crestview Estates Two Subdivision in the southern portion of the proposed road.
- c. Todd Trane, engineer for Armstrong Estates, stated that there are some existing sewer and water lines through the area which make it prohibitive for Road No. 8 to continue in a straight path through this area as shown on Shawn's map. 11200 South is a major arterial just north of Road 8 which will provide the straight-through east/west connection. There are also other opportunities for this type thoroughfare to the south, Goosenest being one option.
- d. The proposal requested tonight is basically Shawn Eliot's map with the change in Road 8 as shown on the Armstrong Estates map. The City Council took an unofficial look and gave this a positive nod.

Todd Trane, with Trane Engineering represents Armstrong and was in attendance and invited to comment.

- e. Todd Trane explained the reason for laying out the roads as shown on his map, was that there is water and sewer in these roadways now. This plan went to the City Council for approval years ago. The developers did not want a major east/west road in their residential subdivision.
- f. Shawn Eliot stated that Road 8 would be a minor collector till it ends at Road 10
- g. Todd Trane said the utilities prevented alternate designs. They run east and west. They go north on Rocky Mountain, to the jog (at Jim Armstrong's house) and then head west to Burke Cloward's proposed road (Road 10).
- h. Chairman Christensen mentioned that the public hearing was for more than just the changes as discussed above, but for all changes listed on the map. Shawn Eliot mentioned that the continuation of High Sierra still needs to be discussed.

The other changes include:

1. Swapping Loafer Canyon Drive as a major north/south collector with Canyon View Drive (up to Park Drive)
2. Possibly connecting the southern extension of Hillside Drive to Loafer Canyon Road
3. Extending Canyon View Drive south into the CE1 zone.
(Widening of some of these roads may or may not be necessary.)

- i. Shawn mentioned that if High Sierra becomes the main road into the southern development it will warrant becoming a major collector. The amount of homes served and the number of streets feeding into a road determine whether it will become a major collector. Some of the proposed changes were just cleanups of the previous map.
- j. Shawn suggested that before we vote on approving this map, we work through some of the agenda items which effect the decisions on this map.

Chairman Christensen asked for further comments.

- k. Russ Adamson mentioned that there are residents on High Sierra who needed to know the alternative considerations to extending High Sierra, such as taking a new road south, behind High Sierra. Byron Chapell also mentioned that there are power boxes on both sides of High Sierra where it would enter the upper area, which may cause problems in widening the road.
- l. Shawn Eliot mentioned that on a roadway, the City owns the 9' easement that goes from the gutter into the resident's yard. It is usually landscaped and maintained by the landowner but is owned by the City. Most cities use this for sidewalks and utilities and it can be used for trails. We would go 4' into people's yard for the extra road width and still have 3' for utilities.
- m. Shawn stated that arterial roads are basically the ones that get you out of town. Though multiple roads out of the southern area are being proposed, the largest amount of traffic would still be down High Sierra and down Elk Ridge Drive. A proposed connection in this area to Canyon View would decrease this traffic.
- n. Right now both major collectors and arterial collectors are 66' right-of-ways.
- o. City Planner, Ken Young, stated that from his personal perspective he thinks we are overestimating the number of homes that will be build up in that area. He feels there are too many challenges with slopes and grades. He thinks there will be about one-third less than the estimated 500.
- p. Gayle Evans, a land owner who owns 50 acres in the southern CE1 zone, made a few comments. She stated that she has no intention of crowding homes on her lots. She wants big homes and big lots.

Chairman Christensen closed the public hearing at 7:40 p.m.

ELK RIDGE PLANNING COMMISSION MEETING
October 5, 2006

**TIME AND PLACE OF
PLANNING
COMMISSION MEETING**

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, October 5, 2006, 7:40 p.m., at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Chad Christensen, Dayna Hughes, Shawn Eliot, Ed Christensen, Scot Bell, Russ Adamson
Absent: Robert Wright, Ed Christensen
Others: Ken Young, City Planner
 Margaret Leckie, Planning Commission Coordinator
 Lynn Thomsen, John Money, Dan Dinning, Gayle Evans, Todd Trane, Bryon Chappel, Sean Roylance, Jed Shuler, Barry Prettyman, Karl Shuler, Eric Allen, Lawrence Wiscombe, Kristin Roylance, Ron Leckie

**OPENING REMARKS &
PLEDGE OF
ALLEGIANCE**

Chairman Chad Christensen welcomed the commissioners. Opening remarks were given by Chad Christensen followed by the pledge of allegiance. Chad Christensen welcomed a new planning commission member, Kevin Hansbrow. He still needs to be sworn in so could not vote this evening otherwise they would have made him a voting member this evening.

Kevin told the commissioners a little about himself. He is a realtor and investor and lives on Loafer Canyon Road. He came to the community about a year ago from California.

APPROVAL OF AGENDA

Chairman Christensen reviewed the Agenda. As Mayor Dunn had other commitments and was unable to attend our meeting tonight, Item 1: Comments from Mayor Dunn, was removed from the agenda. It was suggested moving Item 2: Motion on Public Hearing, to follow Item 5: Hillside Drive/High Sierra Autumn Road Conceptual Street Alignment Review. All were in agreement.

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY DAYNA HUGHES TO APPROVE THE AGENDA WITH THE ABOVE DISCUSSED CHANGES. VOTE: YES-ALL (5), NO-NONE (0), ABSENT: ROBERT WRIGHT, ED CHRISTENSEN.

**1. Park View Estates
Subdivision Concept Plan**

A revised concept map of Lynn Thomsen's twin-home proposal, Park View Estates, was passed out. Lynn is representing Mr. Ririe in this development at the northeast corner of Park Drive and Elk Ridge Drive. Ken Young explained that this property currently falls in the R-1 15,000 residential zoning; which allows for single residential homes on 15,000 square foot lots.

Tonight's proposal is for two twin homes to be on the lot. A new zoning ordinance would have to be passed, and a zone created for this use. This is a concept plan only to get the commissioners review and reaction and feedback. Ken Young feels that this land's best use would be for single residential homes.

Lynn Thomsen made the following points:

- a. He showed the open areas created by the lots. There is a limited market in this area for this type of project. There are people who don't want the landscaping responsibility and want to downsize. This would be a residential planned unit development with the landscaping being maintained by an association. The owner of the lot to the north would be willing to do a twin home on his lot also and Mr. Nelson, who owns the lot just north of that one stated that he would not be opposed to twin homes going in next to him.
- b. There would be about 78% of open space on the lots once the homes were built. This would be the same square footage density as if a single home were built on the lot. The second twin home would be following the flag lot concept. He showed some renderings giving ideas of what the structures would look like.

The Commissioners made the following points:

- c. Scot Bell stated that current PUD code does not allow PUDs on this size acreage. We have already determined the amount of PUD space we want in the City. A considerable amount of time has been spent in reviewing PUDs. We have also discussed what we want the appearance of Elk Ridge to be as you come up Elk Ridge Drive into the City. The concept was large open spaces, large homes. By

putting in twin-homes we would not be following this concept. The continuity of Elk Ridge Drive would not be kept in tact.

- d. He also mentioned that since Elk Ridge Drive is a major collector, a hammerhead driveway would be required. If the twin homes were put in we would double the amount of traffic for this land being dumped onto a major collector. Based on these considerations he was opposed to the twin home concept as presented.
- e. Shawn Eliot agreed, he stated that this was one of the busiest intersections in the City and even putting a single family home is not the greatest idea. He felt the neighbors might have a problem with this concept also.
- f. Russ Adamson also did not feel that we should make an exception to the code in this case. There is no compelling reason to change the code.
- g. Shawn Eliot mentioned that in Randy Young's PUD there are some 70 or more of this type home provided in Elk Ridge in a part of town that will be more in character with this type usage.

A MOTION WAS MADE BY DAYA HUGHES AND SECONDED BY RUSS ADAMSON THAT THE PLANNING COMMISSION RECOMMEND DENIAL OF THE PARK VIEW ESTATES CONCEPT PLAN AS IT DOES NOT MEET THE CURRENT CODE REQUIREMENTS FOR THIS PART OF TOWN. VOTE: YES-ALL (5), NO-NONE (0), ABSENT: ROBERT WRIGHT, ED CHRISTENSEN.

2. Crestview Estates Two Subdivision Preliminary Plat – Eric Allen

Eric Allen stated that he brought this plat forward about a month-and-a-half ago. As the City was in the process of possibly changing the frontage requirements on corner lots, and his corner lots did not meet the current code, but would meet the amended code, he decided to hold off on approaching the Planning Commission for preliminary approval until the code amendment had been reviewed.

Also after meeting with the Technical Review Committee, the following changes were made:

- a. A road change was made. The entrance to Crestview Court was moved from Rocky Mountain Way to Meadow Lark Lane. Lot 10 now faces Meadow Lark Lane. There is a note added to Lot 11 stating that it must have a hammerhead driveway.
- b. Armstrong Estates is just northwest of this development. There are no proposed trails through or alongside this subdivision.

A MOTION WAS MADE BY RUSS ADAMSON AND SECONDED BY CHAD CHRISTENSEN TO RECOMMEND FOR APPROVAL TO THE CITY COUNCIL THE PRELIMINARY PLAT OF CRESTVIEW ESTATES TWO SUBDIVISION. VOTE: YES-ALL (5), NO-NONE (0), ABSENT: ROBERT WRIGHT, ED CHRISTENSEN.

3. Hillside Drive / High Sierra / Autumn Road Conceptual Street Alignment Review

John Money introduced himself as one of many landowners here tonight as developers in the southern CE-1 zone. Barry Prettyman, the engineer hired by the landowners was also present. Their main concern at this time is providing egress (2 ways) in and out of the area. Their main concern is working with the steep grades in the area. The following discussion points ensued:

- a. In order to get the intersections to work and meet the code, there are some road slopes approaching 15% grade. They did a few lot concept plats but did not want to pursue that too far until the roads were approved. There are about 122 acres. On the Shuler ground there are about 23 acres. Gayle Evans and Dan Dinning have about 30 acres.
- b. They presented before the Planning Commission a color-coded map showing slopes 10-15%. Code allows 10% with up to 15% with special approval. Currently High Sierra is about 9% grade at the top.
- c. Russ Adamson expressed concern that in the winter cars can not get up High Sierra. Also the snow Plows have trouble. John Money pointed out that the only place they exceed 10% is in and out of intersections.
- d. Shawn Eliot passed out a sheet summarizing research he had done on the mountain road code in other local communities. Our mountain home development code allows roads with slopes up to 10% and with special approval up to 15%. Our design standards conflict, they limit the grade to 8%.

Some of the other city codes were:

- Lindon code limits sustained slopes of 600 feet or more to 7%. You want the main roads with more traffic to have lessor slopes. Minor streets – limited to maximum of 12% slope. Sustained grades (600 or more feet) limited to 9%
 - Cedar Hills code allows not greater than 8%, with up to 12% with approval.
 - Alpine – Arterial and Collector streets – maximum of 10%. Sustained grades limited to 7%. Minor roads – limited to maximum of 12%. Sustained grades limited to 9%.
 - Saratoga Springs – streets shall not exceed a 10% grade at any point.
- e. Shawn spoke with our City Engineer, who said he would have problems with allowing the higher slopes. Kent Haskell, in Public Works, said in order to service this area he will need a new snow plow. The Mayor of Woodland Hills said he has 15% roads in his town, and said that allowing them was one of the biggest mistakes their City made. Our Fire Chief said he has responded to fires in Woodland Hills and trying to manipulate those slopes shuts his fire engine down (on a dry road).
 - f. After some discussion the Planning Commissioners, with safety concerns in mind, school bus issues, snow plow issues, fire and rescue equipment issues, and considering the history and code in other cities the commissioners decided to ask Barry Prettyman to find road options that would not exceed the 10% slope.
 - g. The developers asked if there was any possibility of changing the intersection requirement from 4% for 100 feet approaching an intersection to 3% for 50 feet approaching an intersection. They commissioners were not of a mind to change that code. Karl Shuler mentioned the difficulty in clustering and trying to get intersections with the 4% for 100 foot requirement. Without intersections you can't cluster. In trying to keep the 10% slope, most of the design for roads servicing houses would need to be done with switchbacks.
 - h. Ken Young cautioned the commissioners against trying to come up with specific road options, as it will take some professional know-how. He suggested informing the developers of the requirements, then letting the engineer work out the design options. The Planning Commissioners were not willing to recommend roads over 10%.
 - i. Barry Prettyman asked for direction on Hillside Drive.
 - j. Ken Young stated that the City has not taken the approach that they don't want development up in this area. They have, for over a year, been working with developers in this area. At the same time, we want to be very careful how it comes together. We want development to occur but it may be more restrictive than we originally thought.
 - k. Karl Shuler asked if some of the secondary roads, in order to allow clustering, could go above 10%, or change the intersection variance. He was told that that would be approved on a case-by-case basis. Shawn pointed out that no other cities allow greater slopes than 15% on their roads. Twelve is the highest.
 - l. Scot Bell approached the issue of bus safety. If they can get to the top 75% of the time that would be good. He stressed the importance of having bus turn-arounds. John Money mentioned that the two-way egress makes it not necessary for a turn-around. Buses will not travel on roads above 6% in the winter.
 - m. John Money asked for some directives. He stated they want to make a safe situation but it is a mountainous area. That is what Elk Ridge is all about. He wanted some direction so that next time they came to the Planning Commission they could get somewhere.
 - n. Ken Young mentioned, in regard to changing the intersection code, that this would take a code amendment and it could take several months to get through that process. He felt the developers should consider their options as allowed under present code. The commissioners' main concern is not to give the developers the best access possible. We have greater concern on our end. We will just say, make the road work. From there you can figure out what works for you. Russ Adamson mentioned the City Council may not take our recommendation of keeping the main road to 10%, but that is our recommendation.
 - o. Ken Young stated that on the current map, the biggest area of design concern was the intersections of Hillside and the feeder street, Autumn Way. He did not feel that changing the intersection code would make a drastic difference.
 - p. Russ Adamson stated that he did not think, when High Sierra was originally put in, that it was

known that it would have to provide access a couple of hundred homes (possibly 400). We would like to see about four different accesses to this area as indicated on Shawn's proposed circulation map. Shawn Eliot's proposal was to widen High Sierra. There are people in the community who feel High Sierra is one of our nicest roads – lovely large homes, nicely landscaped. We would be telling the citizens we need to widen the road and take 4' off their property. I don't feel we should burden these citizens with that type of challenge.

Our options? Limit the number of homes going in up above to restrict the traffic on High Sierra. Another option is going behind High Sierra with a road connecting Elk Ridge Drive and Hillside. We need to further discuss that option. Don Meecham developed this upper area at great expense to him. He spent as much on off-site improvements as he did on on-site improvement. Maybe as developers you will have to spend some of this type money. Is there enough proposed development in this area to take a hard look at other options up High Sierra. Going down High Sierra will be the easiest access out of town, as traveling down Hillside is not as straight-forward.

- q. Roylances, residents on High Sierra spoke up. Had they known High Sierra was going to be a major arterial, they never would have moved there. They investigated on the web and felt safe after looking at the posted circulation map. Ken Young said the unfortunate thing about web sites is you cannot count on them to be 100% updated.
- r. Mr. Roylance mentioned he had spoken to many of his neighbors on High Sierra. No one is excited about the options but feels that the road behind is the safest option. Two of the property owners of the land behind High Sierra are Mr. Moss and Mr. Collins. Mrs. Roylance talked to Mr. Moss and he also favored the road behind as the best of two bad options.
- s. Ken Young mentioned that there is a lot of flip-flopping going on. He stated "The developers are feeling like they are not being treated fairly as they are being asked to make changes every time they come in. There is a lot of confusion. The property owners are getting concerned because they feel all this planning is happening without them being involved and informed. The thing is that we started with a concept that we would be developing a smaller neighborhood. Over the process we realized we need to be making a larger regional-type plan up there. We need to figure out how we are going to access all those properties up there? The concept has kind of evolved. This whole deal of whether the road will go behind or in front of High Sierra is relatively new. We just looked at connecting High Sierra and Hillside. Now we finally have a concept of how the lots might fall, what the slopes on the road are. It is a work in process. I don't think anybody is trying to pull anything over on anybody or slow the process down, or create hardships on the developers or the homeowners. It's just a messy deal and there is not an easy fix."
- t. Russ Adamson mentioned that the reason the commissioners are being so careful is that this development could potentially double the size of Elk Ridge. We can't do this without taking a really close look at how it is happening. We would be doing the community a dis-service. The developers have rights, but we must plan for the future. We need to explore sufficiently the access into this area. We don't want to make a decision we will regret in 5 years. We really don't know if we can get access through Loafer Canyon.
- u. Karl Shuler said he would be willing to look at another access up Elk Meadow and coming in from the west.
- v. Shawn Eliot mentioned the option of road impact fees. The Planning Commission has discussed this in the past. If the Council could agree we could set an impact fee.
- w. Chairman Christensen mentioned our motion needs to deal with two areas – One: the roads and slopes within the proposed development area and two: Is High Sierra the connection? If it is, does it need to be widened and if not, we need to look at other options and maybe let the residents discuss these options.
- x. The option of only having part of the area accessible by High Sierra was discussed. Possibly having other developments access through other accesses. Ken Young stated that we have not discussed any other developments up in this area with any other developers. The development from those present tonight would bring in 80-100 homes. We don't have the right to decide these issues for the other developers.

Concerning the road slope, the following motion was made: (Ken Young stated that as far as the current proposal, the only roads we are talking about are High Sierra and Hillside.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY DAYNA HUGHES TO RECOMMEND THAT THE DEVELOPERS ABIDE BY THE CURRENT CITY CODE IN REGARDS TO THE DESIGN OF THE MAIN ROAD SLOPES, WHICH ALLOWS A MAXIMUM OF 10% SLOPE. VOTE: YES-ALL (5), NO-NONE (0), ABSENT: ROBERT WRIGHT, ED CHRISTENSEN.

4. Motion on Public Hearing - Proposed Amendment to Elk Ridge City General Plan of Circulation Element and Circulation Map

- a. Ken Young recommended that the commissioners divide their discussion on the approval of the Circulation map between the north and the south areas of town.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON RECOMMENDING TABLING APPROVAL OF THE SOUTH AREA OF THE PROPOSED MAP FOR FURTHER DISCUSSION. HE RECOMMENDED APPROVAL TO THE CITY COUNCIL OF THE NORTH AREA AS OUTLINED ON HIS HANDOUT, WITH THE CHANGES DISCUSSED EARLIER IN REGARDS TO ARMSTRONG ESTATES. THIS CHANGE SHOWED ROAD 8 ENDING AT ROAD 10 AND MEADOW LARK CONTINUING TO CANYON VIEW AS A MINOR COLLECTOR. VOTE: YES-ALL (5), NO-NONE (0), ABSENT: ROBERT WRIGHT, ED CHRISTENSEN.

Regarding High Sierra in the south area of town, the commissioners felt it best for the neighbors to gather and discuss the issues. Mr. Roylance said he would organize a neighborhood meeting and then come before the Planning Commission and let them know what they as a group felt about the alternatives. He will bring in writing the consensus of the group.

Mr. Roylance asked if these are the only two choices (main road going down High Sierra, with widening a necessary step; or putting in a main road into the area behind High Sierra), or are there other options? Ken Young felt that these were the only two options. Karl Shuler mentioned that the sewer would have to go through the Moss and Collins properties.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO RECOMMEND THE DEVELOPER EXPLORE THE DIFFERENT OPTIONS WITH THE RESEIDENTS AS TO WHETHER HIGH SIERRA SHOULD BE THE MAIN ROAD INTO THE SOUTHERN CRITICAL ENVIRONMENT AREA OR A ROAD BEHIND HIGH SIERRA, BEFORE THE COMMISSION RECOMMENDS APPROVAL OF THE SOUTHERN PORTION OF THE PROPOSED AMENDMENTS TO THE CIRCULATION MAP IN THE CIRCULATION ELEMENT OF THE GENERAL PLAN. VOTE: YES-ALL (5), NO-NONE (0), ABSENT: ROBERT WRIGHT, ED CHRISTENSEN.

5. Discussion of Density and Open Space in the Critical Environment Area

- a. Shawn Eliot mentioned that when Loafer Canyon Recreation District was develop, they did not develop according to the existing CE2 code. As we don't really know what those residents want in the CE2 zone, he left that area off the map for tonight's consideration.
- b. His map was of the southern CE (Critical Environment) zone above Salem Hills Drive. It The current CE1 zone has ½ acre lots and 1 acre lots base density. If all conditions were perfect with this scenario you could end up with 571 lots (half-acre, taking off 25% for roads). With the bonus density for natural open space allowing third acre lots, you could end up with 941 lots (natural open space) or 847 lots (park open space). The code allows natural open space to be on any land with 30% or less slope. The park open space has to be land 20% or below. In essence, the way the code is written is more lots are allowed if you do the natural open space density bonus than if you did the park open space. (because the slopes above are not as great as originally thought). It was supposed to be the other way around. We need to address this in our code.
- c. Looking at possible proposal options; in the first option, a base of one-acre lots only was examined, this brought the whole area to a base of 389 lots. In his scenarios he juggled the clustering mimum lot size between third, half and three-quarter-acre lots, and the slope allowable for natural open space between 20% and 30% and the allowable slope for park land between 10% and 20% and examined the maximum number of lots in each scenario. (See chart included in tonight's file).
- d. Ken Young mentioned that the developers in their lot scenario tonight did get a density of one (1) lot per acre average and if we further restrict them in the code, we will bring the number way down.
- e. Shawn did an analysis on the land the developers tonight are representing. He ended up analyzing 93 acres rather than the 120 being discussed tonight. With the third acre allowance he came up with about 101 lots. (He came up with 60 on the area minus the 40). Ken Young estimated, due to the

slopes on the area they did not examine, the developers would only end up with 80 lots. Shawn concurred that probably 300 lots up in that area would be more a more realistic estimate.

- f. He posed the question that if we allowed third-acre lots with clustering and a cluster ended up right behind Oak Lane – would those people be unhappy, even though there was 30% sloped open space up above? He thinks third-acre lots in that area is not appropriate and thought we should look at the half-acre lots for density bonus.
- g. Ken Young felt that what we saw tonight from the developers was a good representation of the mix we find in that area slope-wise. With that assumption, looking at the 40 acres adjacent to this property less homes would be developed due to the slope, so overall there will be a density of less than one lot per acre.
- h. Chairman Christensen liked our code the way it is. It allows the developers some flexibility, it allows clustering. He felt that the road slopes would provide most of the limitations needed to keep the density down, even with the present third-acre code. Chad felt that if we gave them the third-acre cluster flexibility it would give the developers what was needed to keep the road slopes down.
- i. Dayna Hughes mentioned she would like to see a required density of no more than one (1) lot per acre in any development.
- j. The present minimum acreage required for clustering is 10 acres.
- k. The one change Shawn did want to see implemented was to give more incentive to do parks by requiring density bonus for natural open space to be 20% or less, just as the park open space. This code specifies much more clearly who takes care of parks. If the developers choose to do a park, as the city grows, we may acquire one or two more parks. Right now you can use any open space for natural open space. The other issue is the road grades. He does not think we should allow 15% grades on roads.
- l. Ken Young felt we should allow some flexibility on driveway slopes if we keep the road slopes way down. Chad mentioned we should learn from other cities, and looking at other city codes, the highest slopes they allow is 12%.
- m. In summary, Shawn recommended:
 - Add the 1-acre overall density limitation per development
 - Change the open space requirement for natural open space
 - Change the road grade (similar to Lindon): maximum 10% slope for major roads, minor streets maximum grade of 12% and sustained grades (600 feet or more) limited to 9%
- n. He suggested setting a public hearing to approve these code changes.

After further discussion the following motions were made:

RUSS ADAMSON MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES TO PROPOSE TO SET A PUBLIC HEARING ON NOVEMBER 2, 2006, TO CONSIDER CHANGING OUR ELK RIDGE CITY CE-1 ZONE CODE TO

- 1) LIMIT MAJOR COLLECTOR ROAD GRADES TO TEN PERCENT (10%),
- 2) LIMIT SUSTAINED GRADES (600 FEET OR MORE) TO SEVEN PERCENT (7%)
- 3) LIMIT MINOR STREETS TO TEN PERCENT (10%) GRADES WITH EXCEPTIONS OF A MAXIMUM OF 12% WITH SPECIAL APPROVAL BY THE CITY COUNCIL.

VOTE: YES-ALL (5), NO-NONE (0), ABSENT: ROBERT WRIGHT, ED CHRISTENSEN.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY SCOT BELL TO SET A PUBLIC HEARING FOR NOVEMBER 2, 2006, TO AMEND THE ELK RIDGE CITY CODE TO IMPOSE A MAXIMUM BASE DENSITY OF ONE (1) UNIT PER ACRE FOR ANY DEVELOPMENT IN THE CE-1 ZONE. VOTE: YES-ALL (5), NO-NONE (0), ABSENT: ROBERT WRIGHT, ED CHRISTENSEN.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES TO SET A PUBLIC HEARING FOR NOVEMBER 2, 2006, TO AMEND THE ELK RIDGE CITY CODE FOR THE CE-1 ZONE SO THE NATURAL OPEN SPACE REQUIREMENT COULD ONLY BE MET WITH LAND CONTAINING TWENTY PERCENT (20%) OR LESS SLOPES. VOTE: YES-ALL (5), NO-NONE (0), ABSENT: ROBERT WRIGHT, ED CHRISTENSEN.

Shawn Eliot agreed to put these motions into ordinance form for the public hearings.

**i. Review of Building
Height Requirement**

Scot Bell reported on a conversation he had with the City Fire Chief – Craig Olson:
He recommends the following:

- 1) Changing the code requirement to be from the median point rather than highest grade.
- 2) He expressed concern about his response time being limited in the new CE-1 growth area.
- 3) He would like to see sprinklers required in all these CE-1 zone homes.
- 4) He would like to require sprinklers in all homes with a buildable space of 5,000 sq. ft. or more.
- 5) A 24' ladder has the ability to reach a two-story window and eave of a second-story house.
- 6) His main concern is not saving the structure, but is getting people out and safe.
- 7) If the structure can be saved without jeopardizing the safety of the firefighter, then great.
- 8) We will probably never fight fires from the back side of a home.
- 9) A 24-foot ladder can be handled by one person and as our numbers are limited this is important.
- 10) He cannot get a child out of a third-story window in the back.
- 11) Payson and Salem only respond by invitation only, we are the first responders.
- 12) He recommends maximum height of 36' from the median.
(Ken Young mentioned this is common, 36' from the highest is high)

Ken Young asked that Scot Bell write the verbiage for us to look at and have the fire marshal review it.
Scot suggested having him come and discuss these issues with the commissioners.

**7. Review of Elk Ridge City
Code Providing for Land
Use Appeals & Variances**
**8. Planning Commission
Business**

This discussion item was tabled until the October 19, 2006 Planning Commission Meeting.

There was no Planning Commission business other than the recommendation that Kevin Hansbrow be sworn in by the City Recorder so he could function as an official planning commissioner.

**9. Approval of Minutes of
Previous Meeting –
September 21, 2006**

**DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO
APPROVE THE MINUTES OF THE SEPTEMBER 21, 2006 PLANNING COMMISSION
MEETING WITH THE CORRECTIONS AS HANDED TO MARGARET LECKIE. VOTE: YES-
ALL (5), NO-NONE (0), ABSENT: ROBERT WRIGHT, ED CHRISTENSEN.**

ADJOURNMENT

Shawn Eliot made a motion to adjourn the meeting at 11:15.



Planning Commission Coordinator

NOTICE OF PUBLIC MEETING – AMENDED AGENDA

Notice is hereby given that the Elk Ridge Planning Commission will hold a Public Hearing on a proposed amendment to the Elk Ridge City General Plan: Circulation Element: Trails Map on **Thursday, October 19, 2006, beginning at 7:00 p.m.** prior to the regularly scheduled **Planning Commission Meeting on Thursday, October 19, 2006 beginning at 7:10 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 – Proposed Amendment to Elk Ridge City General Plan: Circulation Element: Trails Map

**7:10 P.M. Opening Remarks & Pledge of Allegiance
Roll Call
Approval of Agenda**

- 1. Motion on Public Hearing**
Proposed Amendment to General Plan: Circulation Element: Trails Map
- 2. Amend Elk Ridge City Code regarding Zone Development Standards: Exceptions, Section 10-12-30 – Carey Montierth Lot Split**
- Review and Discussion – Ken Young
- 3. Ratify Polled Vote of Planning Commissioners to Set Public Hearing on November 2, 2006 to Consider Amending Elk Ridge City Code regarding Zone Development Standards: Exceptions, Section 10-12-30**
- 4. Anderson Subdivision: Preliminary and Final Plat – Alan Anderson**
- Review and Discussion – Ken Young
- 5. Review of Building Height Requirements – Elk Ridge City Fire Marshal**
- Review and Discussion – Scot Bell
- 7. Road Grade Requirements in Elk Ridge City Code**
- Review and Discussion – Shawn Eliot
- 8. Elk Ridge City Code regarding CE-1 Zone - Density**
- Review and Discussion – Shawn Eliot
- RL Yergensen – proposed extension of Fairway Drive (Fairway Heights, Plat B)
- 9. Review of Elk Ridge City Code Providing for Land Use Appeals & Variances**
- Review and Discussion – Ken Young
- 10. Amend Elk Ridge City Code Regarding Vesting**
- Review and Discussion – Ken Young
- 11. Planning Commission Business**
- 12. Approval of Minutes of Previous Meeting – October 5, 2006**
- 13. Follow-up Assignments / Misc. Discussion**
- Agenda for November 5, 2006 Meeting
PUBLIC HEARINGS
 1. Amend Elk Ridge City Code re: Zone Development Standards
 2. Amend Elk Ridge City Code re: CE-1 Zone Density and Open Space
 3. Amend Elk Ridge City Code re: Road Grades
- City Council Report

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 11th day of October, 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 October, 2006.

Planning Commission Coordinator

ELK RIDGE PLANNING COMMISSION MEETING – PUBLIC HEARING
October 19, 2006

**Public Hearing
Attendance**

Commissioners: Shawn Eliot,, Dayna Hughes, Scot Bell, Kevin Hansbrow, Ed Christensen
Absent: Chad Christenson, Russ Adamson, Robert Wright
Others: Ken Young, City Planner
 Margaret Leckie, Planning Commission Coordinator
 Thomas Fry, Catrina Fry, Sharon Jordan, Jay Prather, Caryn Moss, Tom Nelson,
 Jean Roylance, Robert Goodwin, Gerald J. Dye, RL Yergensen, Robert Siemer,
 L. Allen Anderson, David Ewell, Judy Jarvis, Carey Montierth, Dean White,
 Jenny Headman, Brian Ewell, Jed Shuler, Chris and Emilee Fletcher, Dale
 Bigler, Cathie Ogden, Blain Ogden

PUBLIC HEARING

**Proposed Amendment to
Circulation Element and
Circulation Map of Elk
Ridge: Trails Map**

Chairman Christensen and Co-chairman Adamson were both absent.

ED CHRISTENSEN MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES TO HAVE SHAWN ELIOT ACT AS CHAIRMAN OF THE PLANNING COMMISSION IN THE ABSENSE OF THE CHAIRMAN AND CO-CHAIRMAN. VOTE: YES-ALL (4), NO-NONE (0).

Shawn Eliot introduced the public hearing. He explained that there will be many new roads in the new proposed development in the southern CE1 zone portion of Elk Ridge. He explained the various road designations (major arterial, collector, etc.) and what each designation meant. He explained that in order to require developers to put in trails as they develop this area, we must have an approved Trails Map in place.

The City applied last year for funds which would have allowed them to put trails in the old portion of the City. These trails would make it safer for walkers, runners and school children as they walked through the City. These funds were denied. At present there are no funds for putting trails in the older part of the City; but with the Trails Map in place, the City will not have to pay for the trails in the new developments; the developers will be required to put them in.

Shawn Eliot explained that there is a 9-foot easement on resident's property (a 20-foot easement on resident's property on the older roads) that begins at the curb and extends into the residents yard. If trails were ever put in the old part of the City, this is where they would be installed, but as no funds are available, for the most part the new map would effect new development only.

Commissioner Eliot opened up the floor for public comments. The following discussion took place:

1. JAY PRATHER – 493 E. Salem Hills Circle

Mr. Prather explained that his lot has severe drainage issues. He has nothing against trails, in general, but fears if he had to give up that portion of his yard (the 20-foot City easement), it would cause bad problems. He lives in a cul-de-sac off of Canyon View Drive. He has put up a fence and railroad ties in that easement to direct the water that drains onto his property away from his house and garage. He brought several photographs illustrating the problem for the commissioners to view.

Shawn explained, again, the improbability of the trail going in here as no funding is available. He also mentioned that if it were put in, a contractor would be hired to move the fence and ties and replace them or do whatever is needed to protect Mr. Prather's yard. Mr. Prather mentioned that his neighbors, the Watlingers, are also concerned.

Mr. Prather asked why it was necessary to put trails in the old part of town. They will make a lot of people upset, be difficult to put in and cause much damage to people's property. He felt there was no way to escape the run-off damage that would be caused on his property.

2. BOB SIEMER – 65 W. Salem Hills

Mr. Siemer had trouble complying with 12% or under slope requirement on his driveway. If they take a chunk of property out of his front yard for the trail, it will cause

the driveway to be out of compliance with the slope requirement. He feels that everyone along Salem Hills Drive will have this problem. He asked if the City does get the funding to put these trails in, will there be some flexibility in meeting the standard? Also, where would the mailboxes go?

Shawn stated that he didn't think that trail would go in for years, if at all. They are not now proposing what the trail design issues will be.

3. GERALD DYE – 124 W. Salem Hills Drive
Mr. Dye has lived all around the world and never had cause anywhere else to be so upset. First the City changes their addresses, now they want to tear out their yard and install trails, bringing skate-boarders, etc. into the peaceful neighborhoods. He expressed much anger against the City Council for causing such havoc in his life.
4. THOMAS FRY – W. Salem Hills Drive
Mr. Fry is concerned that if you cut into his yard for a trail, you will end up with a cliff. Also, they have a heated driveway. Who will pay for repairing and replacing that driveway. Shawn, again, stated that this trail probably will not happen unless it gets funding, then the City will have to decide on a case-by-case basis where the trail will go. Right now they are only talking about the trails in the new developments.
5. SCOT BELL – High Sierra Drive – Planning Commissioner
Mr. Bell mentioned that the vision of the founders of Elk Ridge was to make nice, quiet residential communities with connecting pathways. In the very beginning, easements were dedicated for that purpose. Somewhere since the early days that vision got lost. Maybe we shouldn't try and fix everything.

The vision was of a walking community with trails. Two or three years ago a trail committee met. It is too bad most of you here tonight didn't volunteer to be on that committee or attend those meetings at that time. They took ideas and tried to put them on a map. Maybe that vision has changed and we need to do a new map based on what the people want today. Just because the map is on paper doesn't mean it will happen. We did have a meeting and tried to reflect what the community wanted. If this is not what the community wants, maybe we need to change it.
6. SHARON JORDAN – W. Salem Hills Drive
Ms. Jordan asked why they could not just put a white stripe down the road indicating where the walkers walk and call it good. She stated that if the City installed a trail in front of her home, they would move..
7. DAYNA HUGHES – Fremont Drive - Planning Commissioner
Dayna Hughes queried the audience as to how many of them actually wanted or did not want trails. Most indicated they would like to see a modified trail map. About 8 present indicated they would like to see trails in the new area of town..
8. HAL SHELLEY – E. Park Drive
Mr. Shelley indicated that when he got a permit to put a fence around his yard, he found out that his actual property line was quite a bit off of what he thought it was. He has a 15 to 20-foot easement in front of his house. He questioned whether the discussion was about legal property? Commissioner Ed. Christensen said he has a similar situation, with his actual property line being 15-20 feet back from the street. Mr. Shelly stated that if the City reclaimed all of that easement, he would lose his whole front yard.
9. BOB GOODWIN – High Sierra Drive
Mr. Goodwin proposed to the Planning Commission that they recommend to City Council that they call a new trails committee to come up with a new proposed trail system.
10. JED SHULER – S. Loafer Canyon Road
Mr. Shuler stated that he is not sure how the trails would work in infill subdivisions where trails were not installed. He was not sure how such a patchwork trail system

would serve the public?

11. ED CHRISTENSEN – Canyon View Drive – Planning Commissioner
Commissioner Christensen questioned whether anyone has been injured walking, due to lack of trails? Maybe painting a walkers lane on the streets would help. Taking advantage of the developers putting in new trails could cause a safer situation in the City. If our vision is to be a walking community, this could be a great asset and trails could be accessible to all. Many residents who are walkers would like to see some sort of safe trail system.
12. KEVIN HANSBROW – S. Loafer Canyon Road – Planning Commissioner
Commissioner Hansbrow mentioned that his wife walks daily. He is in favor of a trail system. His kids have no safe place to walk now. He feels there is a safety issue involved. Right now his wife goes to Salem so she can have a safe place to run. Tonight the majority of people here are not in strong favor of trails, but there are a large group of residents who do want trails. There is a need for them..
13. RL YERGENSEN – Orem – Developer and Property Owner
Mr. Yergensen mentioned that he is developing property on Mahogany Way. Every day people come and park at the end of Mahogany and go and hike in that area. He is proposing new development there which would include two acres of common area and a trail around the subdivision and some parking. He is happy to do that. It won't interfere with anyone else's trails and there will be a place for kids to play, and jogging paths right in the subdivision. He is in favor of developers putting in trails.

There were no further comments. Shawn Eliot thanked the people for coming, invited them to stay, if they desired, and closed the public hearing at 7:45 p.m.

ELK RIDGE PLANNING COMMISSION MEETING
October 19, 2006

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

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, October 19, 2006, 7:45 p.m., at 80 East Park Drive, Elk Ridge, Utah.

Commissioners: Shawn Eliot,, Dayna Hughes, Scot Bell, Kevin Hansbrow, Ed Christensen
Absent: Chad Christensen, Russ Adamson, Robert Wright
Others: Ken Young, City Planner
 Margaret Leckie, Planning Commission Coordinator
 Thomas Fry, Catrina Fry, Sharon Jordan, Jay Prather, Caryn Moss, Tom Nelson,
 Jean Roylance, Robert Goodwin, Gerald J. Dye, RL Yergensen, Robert Siemer,
 L. Allen Anderson, David Ewell, Judy Jarvis, Carey Montierth, Dean White,
 Jenny Headman, Brian Ewell, Jed Shuler, Chris and Emilee Fletcher, Dale
 Bigler, Cathie Ogden, Blain Ogden

**OPENING REMARKS
& PLEDGE OF
ALLEGIANCE**

Acting chairman, Shawn Eliot, welcomed the commissioners. Opening remarks were given by Ed Christensen followed by the Pledge of Allegiance.

A MOTION WAS MADE BY SCOT BELL AND SECONDED BY DAYNA HUGHES TO ALLOW ALTERNATE PLANNING COMMISSION MEMBER, KEVIN HANSBROW, TO PARTICIPATE IN THE VOTING AS THERE ARE SEVERAL MEMBERS ABSENT. VOTE: YES (4), NO-NONE (0), ABSENT (1) CHAD CHRISTENSEN, RUSS ADAMSON AND ROBERT WRIGHT.

**APPROVAL OF
AGENDA**

The agenda order and content was reviewed. Scot Bell asked that Item 5: Review of Building Height Requirements – Elk Ridge City Fire Chief, be removed from the agenda and put as the first item on the next meeting's agenda as Craig Olson was unable to be here tonight.

A MOTION WAS MADE BY SCOT BELL AND SECONDED BY ED CHRISTENSEN, TO APPROVE THE AGENDA FOR THE PLANNING COMMISSION MEETING FOR MARCH 16, 2006 AS IT STANDS. VOTE: YES (4), NO-NONE (0), ABSENT (3) CHAD CHRISTENSEN, RUSS ADAMSON AND ROBERT WRIGHT.

**1. MOTIONS ON
PUBLIC HEARING**

**Proposed Amendment to
Circulation Element and
Circulation Map of Elk
Ridge: Trails Map**

The following discussion ensued:

- a. Commissioner Dayna Hughes mentioned that the trails are for the citizens. If the citizens don't want trails then so be it. It is a fact however, that the City does own the easement in front of residents homes. Mr. Goodwin's comment, that we set up another committee to reevaluate the trails is appropriate.
- b. Shawn Eliot mentioned that we do need to have an approved trail system in place before new development occurs so the developers will put the trails in. He agreed that in some portions of town that a line down the street would be appropriate. In the parts of town where there are run-off problems, the trail could help fix those issues. There are many people in town who run and walk and are in favor of trails.
- c. Scot Bell mentioned we need to look at options. He spent some time this week with the City Engineer looking at some options to the road circulation elements in the southern undeveloped CE1 portion of town. He passed out a copy. He mentioned there is a major problem in the current option which directs the majority of traffic down High Sierra. This is an alternative.
- d. It represents three individual different roads to funnel the traffic to three different parts of the community. It links to Loafer Canyon and Payson Canyon offering an east-west egress. If this is something that has merit I would not want to vote on the trails circulation in the south part of town as the road and trail alignment could totally change. The City Engineer said he saw

no excessive slopes in the concept map.

- e. Ken Young, City Planner, recommended that the discussion of trails and alignment be put off until the circulation in that area is figured out in the southern end of town. He felt that any decision made on trails should focus only on the north end of town.
- f. If a new trails committee is set up, it was suggested that it consist of at least one representative from each neighborhood. It would be good to have both positive and negative input. We need to determine if people are opposed to trails or just the existing trails plan.
- g. Shawn Eliot stated that he would like to see the trail approved that is to go in Elk Ridge Meadows PUD. After further discussion the following motion was made.

A MOTION WAS MADE BY SCOT BELL AND SECONDED BY DAYNA HUGHES, TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PROPOSED ELK RIDGE CIRCULATION PLAN NORTH OF PARK DRIVE AND THAT A RESIDENT TRAIL COMMITTEE BE CALLED TO CONSIDER THE TRAIL SYSTEM FOR EVERYTHING SOUTH OF GOOSENEST. VOTE: YES (5), NO-NONE (0), ABSENT 3) CHAD CHRISTENSEN, RUSS ADAMSON AND ROBERT WRIGHT.

Margaret Leckie suggested that an article be written for the City newspaper soliciting resident members for the trail committee. The article will request people to be on a committee to redefine the trail system.

The following residents in attendance at tonight's meeting agreed to be on the new trails committee: Robert Goodwin, Judy Jarvis, Jenny Headman and Jed Shuler.

2. AMEND ELK RIDGE CITY CODE REGARDING ZONE DEVELOPMENT STANDARDS: EXCEPTIONS, SECTION 10-12-30

Ken Young explained that Carey Montierth has been before the commissioners at a prior meeting to determine a method to split her lot. Her lot is in the R-1 20,000 zone in a neighborhood with many varying sizes of lots. Her lot lacks the proper frontage to split according to the code, though there are many lots with the smaller frontage in the zone.

There should be a method to allow this to occur, especially in light of the recent approval of the Harris Estates Subdivision, introducing 5 more lots with 100 foot frontages. I personally see no good reason why she should not be allowed to split her lot.

She attempted to change the frontage width requirement from 120 feet to 100 feet in that zone. That request was denied. Because of all the other substandard frontages, her lot now meets the 80% requirement (if 80% of lots within so many feet are less than the standard). There are two provisions, however, within that section of the code, that her lot does not meet. Those are: 1) The proposed subdivision shall be created from a metes and bounds lot that is not from any lot platted in a recorded subdivision and 2) When a lot that is proposed to be split is occupied by a single family dwelling, only the lot of the proposed subdivision that does not contain the single family dwelling shall be allowed the eighty percent (80%) width, side setbacks and/or area exception.

I see no compelling reason why either of these requirements is necessary. Ken realized at this point we do not need to make a motion on this item, we just need to ratify the polled vote to hold a public hearing.

Carey's lot is on the southwest corner of Lakeview and Canyon View. The lot she wants to split would be to the west of her house between her home and the Harris Subdivision. She has reviewed all the lots, 33% are less than 120 feet in frontage width. Nowhere in the minutes did it refer to the fact that the frontage was less than 120 feet. It never seemed to be an issue. There is only her home and Jolley's that are left to be split in that zone.

3. RATIFY POLLED VOT OF PLANNING COMMISSIONERS TO

A MOTION WAS MADE BY ED CHRISTENSEN AND SECONDED BY SCOT BELL, TO RATIFY THE POLLED VOTE OF THE COMMISSIONERS TO SET A PUBLIC HEARING ON NOVEMBER 2, 2006 REGARDING ZONE DEVELOPMENT

**SET PUBLIC
HEARING ON
NOVEMBER 2, 2006
TO CONSIDER
AMENDING ELK
RIDGE CITY CODE
REGARDING ZONE
DEVELOPMENT
STANDARDS:
EXCEPTIONS.
SECTION 10-12-30**

**STANDARDS: EXCEPTIONS, SECTION 10-12-30. VOTE: YES (5), NO-NONE (0),
ABSENT 3) CHAD CHRISTENSEN, RUSS ADAMSON AND ROBERT WRIGHT.**

**4. ANDERSON
HEIGHTS
SUBDIVISION –
PRELIMINARY AND
FINAL PLAT**

This item was a late addition to the agenda, so you have nothing in your packets. We have a simple one-lot subdivision being proposed by Mr. Anderson. He recently purchased a piece of property from the City near the intersection of Park Drive and Loafer Canyon. He is combining this purchased lot with an adjacent lot that he owns. Because it is a simple proposal, we are combining the preliminary and final recommendation in one step.

We don't always require a one-lot subdivision but as there was confusion as to whether his lot was a lot of record, we are requiring the subdivision process to occur. There are some engineering comments identified in the technical review that need to be added to the plat. We have submitted those comments to Mr. Anderson, who has agreed to do this. We recommend approval subject to all the engineering comments being completed and added to the plat. They involve sewer laterals, sewer lines, improvements and some other minor engineering things.

The following discussion ensued:

- a. Scot Bell: Is there a sump scheduled at pt. B.. Ken Young: Yes, at the low point. There will be curb and gutter installed and the sewer will be brought to the south end of the property.
- b. Scot Bell: It's a shame to fill the sumps with gravel as a retention pond may be needed. Maybe since this wasn't in our packets and we have not had time to review, we should table this item.
- c. Ken Young: We are trying to accomplish two things tonight. We are trying to be developer friendly. We had some miscommunication between Mr. Anderson and the City that slowed the process down two months. The applicant would like to start his home before winter sets in. Ken cautioned the commissioners against taking too much time and effort reviewing and analyzing everything that comes before them and reminded them to trust the review of the technical review committee (including the City Public Works people, City Engineer and City Planner) in their review.
- d. Allen Anderson: This gutter will be 440 feet long from the south end of my property and around the corner 80 feet short of the lowest spot where there is an existing culvert which has been plugged for several years. I have offered to take care of that problem and put a storm drain there at my expense, keeping in mind I am putting in about \$40,000 worth of asphalt into the street for the City, I would ask that you allow this preliminary and final draft, knowing we will have all the engineering done before we ever dig a hole.

I am trying to overlap this process and my plan review for my home so I can pick up three weeks at this time of year so I can start the process. Once the snow and ice come we can't do concrete.

- e. My house will face north. My driveway would access in about the middle of the curb. Shawn Eliot asked about the hammerhead and circular driveway on a collector road requirement. Allen Anderson was not aware and Ken Young said that would be necessary.
- f. Ken Young listed to contingencies for approval as follows:
 PLAT ADDITIONS/CORRECTIONS
 1. Sewer and water lateral studs on the east side of the property.
 2. Extension of sewer main from the intersection to the south end of the property on the east side, with a sewer clean out.

3. Street improvements (pavement, curb and gutter) along the property adjacent to Park Drive and Loafer Drive.
4. A survey monument needs to be shown in the intersection
5. A storm drain sump installed at the low point of the curve on Park Drive.
6. Title block needs two corrections: 1) "Rocky Mountain Power and Light" changed to "SESD", and b) "Salem City" changed to "Elk Ridge City"
7. The following information also needs to be submitted with the plat: utility site plan / construction drawings, including road section and curb/gutter details, and sump detail.

OTHER ITEMS TO BE COMPLETED

8. Off-site reimbursement to Petersens and Spencers on Loafer Canyon Road for the water line (Jeff Budge to calculate amounts)
 9. Water rights need to be bought for 2.8 acre/feet x \$4,000 = \$11,200
 10. Bonding for actual street improvements at 126% of costs (to be calculated by City Engineer, Jeff Budge).
- g. Scot Bell: Regarding the plugged up culvert, it has been filled for years. It is generous of you to offer to clean it up. It would be nice to have a pre-catcher in there so it won't plug again.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY KEVIN HANSBROW TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE PRELIMINARY AND FINAL PLAT OF ANDERSON HEIGHTS SUBDIVISION CONTINGENT ON MR. ANDERSON MEETING ALL THE ABOVE REQUIREMENTS LISTED BY KEN YOUNG FROM THE TECHNICAL REVIEW COMMITTEE. VOTE: YES-ALL (5), NO-NONE (0), ABSENT 3) CHAD CHRISTENSEN, RUSS ADAMSON AND ROBERT WRIGHT.

5. ROAD GRADE REQUIREMENTS IN ELK RIDGE CITY CODE

Shawn Eliot passed around a summary of road grade code from various cities. He reviewed this with the City Council also. The concern of the commissioners was that after speaking with the fire chief and public works people they felt a 15% road grade was excessive. The City Council also expressed concern and said they would like to keep the slopes on the main roads 10% and under. In speaking with Provo and their city engineer they allow 12% on short stretches of residential roads. This is what most cities do.

Shawn mentioned that the road grade code on main arterials, other than CE1 zone roads, will be 8% (up to 10% with approval of the City Council).

He detailed on the bottom of the handout his proposed code amendment regarding road slopes. Right now only in the CE1 code does it talk about road slopes in Elk Ridge City code. There will be a public hearing next week on the proposed amendments. The same amendments should be included in the CE2 zone code and Mountain Home Development code. Dayna Hughes did not feel we should restrict the Mountain Home Development code. Ken Young thought the fire department did service the Mountain Home Development area. If we have to respond fire-wise then we do need to consider restricting the grade on the roads. Scot Bell mentioned that our health, safety and welfare is a bit more challenging here than it is in Provo.

Jed Shuler passed out a study he had done on Utah road grade code. He found 12 cities and most allowed up to 15% slope on driveways. Park City takes everything on a case-by-case basis. He found that most cities that are highly restrictive on road grades, allow up to 15% on driveways. There are problems in these cities on snowy days, but he felt every city did on snowy days. Scot Bell commended Jed on his study.

KEVIN HANSBROW MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES TO TAKE SHAWN ELIOTS PROPOSED ROAD GRADE CODE AMENDMENT FORWARD TO THE PUBLIC HEARING ON NOVEMBER 2ND, 2006. VOTE: YES-ALL (5), NO-NONE (0), ABSENT 3) CHAD CHRISTENSEN, RUSS ADAMSON AND ROBERT WRIGHT.

Though this is what we are taking to the public hearing, this is not necessarily what will be

recommended to the City Council. Dayna Hughes requested that we invite the fire chief to the public hearing. Allen Anderson invited the commissioners to drive the steep roads in Woodland Hills to get a feel for what 15% roads feel like.

The code that will go to public hearing reads:

CHAPTER 15 – SUBDIVISIONS

A. Streets and Roads

3. Street Grade: No major collector/arterial street shall have a grade of more than 8% and no local street shall have a grade of more than 10%, except that the city council may approve up to an additional 2% grade for short stretches of roadway where, in its opinion, the 8%/10% standard would result in undesirable extra earthwork or circuitous routes and that the proposed steep grade section will not result in the establishment of a hazardous condition. It is the responsibility of the developer to present evidence that the additional allowance in grade is desirable

CHAPTER 9 – RESIDENTIAL AND ENVIRONMENT CONSERVATION ZONES, ARTICLE A. CE-1 CRITICAL ENVIRONMENT ZONE

10-9A-6: STREETS AND ROADS:

3. Grade: No ~~major collector/arterial~~ street shall have a grade of more than ~~10~~ 8% ~~and no local street shall have a grade of more than 10%~~, except that the city council may approve up to an additional 2% grade ~~+5%~~ for short stretches of roadway where, in its opinion, the ~~10~~ 8% /10% standard would result in undesirable extra earthwork or circuitous routes and that the proposed steep grade section will not result in the establishment of a hazardous condition. It is the responsibility of the developer to present evidence that the additional allowance in grade is desirable.

6. ELK RIDGE CITY CODE RE: CE-1 ZONE DENSITY, OPEN SPACE AND ROAD GRADES

Shawn passed out a handout summarizing what our current CE-1 code purposes. RL Yergensen is here tonight with a proposal for a piece of his property which is in the CE1 zone, which would be prohibited by a one-acre cap in the CE1 zone. I would like to review what a one-acre cap would do (which we proposed at the last meeting).

There are two types of base density allowances in the zone. There is the one-acre plus lot, that are allowed on any slope. The building envelope on these lots has to be under 30% slope. There is the ½ acre and under one acre allowed on 15% and under slopes. The bonus density requires that to do 1/3 acre lots you must deed open space back to the city. There is also a grading plan, a geotechnical report, an erosion control plan and a revegetation plan required. Shawn reviewed the rest of his handout.

After the review, Shawn Eliot gave the following recommendations:

1. The dwelling unit per acre cap is too restrictive The recommendation is
 - Make Base Density of zone 1 acre+ lots
 - Eliminate ½ acre as part of the Base Density
 - Any lots less than 1 acre must use the Bonus Density down to 1/3 acre.
 - Getting rid of ½ in Base Density would make code less confusing
 - Make 1.5 dwelling units per acre cap on Bonus Density
 - Would allow an average of 498 lots
2. The Natural Space for Density Bonus on any slope doesn't do what the code intended. The recommendation is:
 - Make Natural Space requirement on slopes of 20% or less
3. The road grade requirement is too liberal. The recommendation is:
 - Change the road grade to allow 8% grades on major collectors/arterials and 10% on minor collectors and local roads.
 - An additional 2% can be approved by the City for short stretches.

The following comments ensued:

- a. Shawn Eliot. The density requirement of 1 dwelling per acre is very restrictive on the flatter land.
- b. Ken Young felt in the areas with varied landscape, the roadways would be doing very

different alignments and this will limit the density even further than Shawns charts show. We need to adjust downward.

- c. RL Yergensen showed his proposed development. It is on a piece of land that is 19.3 acres, just north of the unfinished part of Salem Hills Drive. He would connect Fairway Drive to Salem Hills Drive. He proposed leveling part of the hillside to achieve a 5% grade on the road on the top. He would use the dirt to create another road which would have a smaller slope due to the fill dirt. He proposes a 2-acre park, and a trail. He was unsure of the slope prior to grading. The lots are third-acre lots. There are 20% slopes which would be flattened which is not allowable under present code. The approved park would have to be under 20% slope also. The original land for the park under our current code could not be disturbed as it is over 20% slope. Scot Bell mentioned the road was highly efficient.
- d. RL mentioned that flooding that has occurred on homes on Hillside due to run-off. RL volunteered to put a 20" concrete pipe under the road to take the run-off to the retention pond (would run down the road a ways also). This would be one advantage. The other advantage would be that he would finish a portion of the unfinished Salem Hills Drive. Shawn Eliot mentioned that this would not fit with the current code. Ken Young mentioned one of the biggest problems is that we would not be able to use the park as density bonus space as it is over 20% slope.
- e. RL said this is the only way it could be developed and the only way he could make it work. Scot Bell mentioned that possibly it could be rezoned to R-1 15,000. He sees the positive benefit to the City. His concern was that this zone does not allow for revegetation nor have in it some of the safeguards that the CE1 zone does. Ken Young suggested amending the CE1 zone to allow for exceptions to be approved.
- f. Ken Young stated that this land has in it some of the exact features we are trying to protect with the CE-1 zone code. If we make exceptions for this area, we will have problems with the CE-1 zone. Shawn Eliot stated that most people want to preserve the natural state of the land in the CE-1 zone and build with the contours of the land. If we changed the zone we could create problems. Scot Bell mentioned that rezoning may set a precedence that we do not want to. RL questioned who are we working for? Shawn mentioned that one of the wonderful things about Elk Ridge is the varied terrain, the trees and the mountains.
- g. Ken Young mentioned that the feedback is that this does not fit in with our current code. Either RL amend his plan and the City amends it's code. Shawn Eliot stated that if we went to a one acre base density, RL could get about 16 lots as opposed to the 33 he is proposing.
- h. Dayna Hughes recommended, and Shawn agreed, that at the public hearing we recommend as one of the options at the public hearing, a base density of 1.25 dwelling units per acre and also the green area on Shawn's handout.

7. REVIEW OF ELK RIDGE CITY CODE PROVIDING FOR LAND USE APPEALS & VARIANCES

Ken Young mentioned that in the packet for tonight was included some proposed code for an alternative way to handle appeals to land use decisions and hear variance requests other than the Board of Adjustment. In order to grant a variance to the code there are specific requirements that must be met, for example the situation for which they are requesting a variance cannot be a self-imposed hardship.

The following explanation was made by City Planner, Ken Young:

- a. Here, as in most towns, the Board of Adjustment is not a frequently used body. It thus becomes a challenge to have a group of people who understand their responsibilities when they don't have an opportunity to use them. We have not had a Board of Adjustment gather in the two years I have been here. Currently there is not an active board.
- b. When we first reviewed the Carey Montierth lot split we thought she was going to request going before the Board of Adjustment. She still is considering that as a last recourse. The City needs to re-activate this board. We must find and train these people. If we had an application tomorrow for a variance request it would take us some time to respond to that request.

- c. Looking at the state code, they now allow other ways to deal with appeals and variances rather than a Board of Adjustment. One of these ways is to appoint a hearings officer to deal with these requests. It can be one person who is removed from the decision-making process. The County has staff who are available for these situations. Utah League of Cities and Towns says a City staff can be appointed. They are informed on these issues and can make a judgment as to whether the code should be varied on that particular instance.
- d. It would be up to the City Council to appoint this person. Ken has mentioned to the Mayor that he would be available to serve as a variance officer but would not recommend himself for the appeals officer, as he is too involved. The Mayor is interested in this proposal and wants it to move forward.
- e. Basically, without going thru the ordinance before you, it would remove the Board of Adjustment and puts in place one or two people that would handle these applications. Their definitions would be just as binding.

The commissioners commented as follows:

- f. Dayna Hughes: I would like to see at least three people making the decision. I don't think it is good to have one person, two would get deadlocked. Ken Young: An option to that would be to lower the number on the Board of Adjustment from five to three.
- g. Scot Bell: Having served on the Board of Adjustment, when I read this I was dumbfounded. I called some previous members of the Board and they felt the same. It feels like a dictatorship. With training the Board becomes more effective. Often there can be an attorney's recommendation to the Board of Adjustment. My recommendation is to keep the existing Board of Adjustment system. Often the Board invites a member of the Planning Commission or City Council and asks them questions prior to making the decision.
- h. Shawn Eliot felt it would be good to have a pool of 8 people.
- i. Ken Young pointed out that if we change the code from 5 to 8 we will have to have a public hearing and it will take some time. He also mentioned that people within the City have ties to each other and oft times cannot render an objective opinion. Someone outside the City can render a more solid opinion based on the facts and how it meets the criteria. Maybe if we keep the board, we draw from people outside the City. Dayna Hughes felt that people outside the City may not have the best interest of Elk Ridge at heart.
- j. After further discussion the Planning Commissioners decided to recommend to the City Council that they keep the current appeals and variance system, the Board of Adjustment, in place. No motion was made on changing the ordinance. It was suggested that we take measures to reconvene the five-member board to act on a need-by-need basis. She liked the idea of calling from a larger pool, say eight people.
- k. They could be trained in general as to what their responsibilities are. Dayna Hughes asked the commissioners to take it upon themselves to call people they know that might be a capable board member and have them call the Mayor and volunteer to be on the Board of Adjustment.
- l. Ken Young stated that we would send as an agenda item of discussion this topic to the City Council and let them know of the Planning Commission's recommendation. The ball will be put in their court. Scot Bell mentioned that if the City Council decided to change the process, we would like to see a public hearing. The commissioners agreed.

8. AMEND ELK RIDGE CITY CODE REGARDING VESTING

Ken Young referred to the item in the packet from Utah League of Cities and Towns board member, Meg Ryan, who has had 20 years experience in land use issues.

There is provision in the Utah State Code for when an applicant is vested with his rights according to the ordinances and such. From the code, Section 10-9a-509, it states that an applicant is vested when a complete application has been made and all fees have been paid.

The recommendation is that we put something similar to this in our code. At present we have

nothing in our code regarding when an applicant is vested. A discussion ensued as to whether an applicant should be vested at payment of concept, as the project is in such a rough stage at that time. Ken Young said we could clarify that in our code which fees apply towards vesting.

Ken Young stated he would prepare some code for the commissioners to consider and present it to them at the November 16th, 2006 Planning Commission Meeting.

9. PLANNING COMMISSION BUSINESS

The following was discussed regarding planning commission business:

- a. Mr. Roylance, who has been working with the residents on High Sierra and assessing their feelings about widening High Sierra as it would become a major arterial into the CE1 southern area, or taking a new road behind High Sierra. He stated that not much has been done. He spoke with everyone up and down High Sierra.
- b. There were five people who live on that road in attendance at tonight's meeting. Scot Bell felt his new concept showing three different entrances might help ease some of the strong negative sentiment of the High Sierra residents. Mr. Roylance felt the concept was more fair than anything he had seen yet. It would be great if the traffic increase was not enough to necessitate the widening of Elk Ridge. This concept map would make it easier to go down one of the other streets rather than High Sierra, yet there are still connections between all the roads.
- c. Scot Bell mentioned that in order for the concept to happen you must have enough willing participants (developers). Shawn Eliot expressed concern that if just the orange road was built first and developed, and there was a fire, there would be no other egress out of the area. Jed Shuler expressed concern about the road grades. He liked the plan but felt the road grades would be prohibitive, as would the cost. Scot Bell mentioned this is only a concept showing alternatives to high traffic on High Sierra.
- d. Mr. Roylance stated that after speaking to Mrs. Moss – it is a catch 22. It will either take 10 feet out of our front yard or take the land behind us. If it comes to either, we will move. We would probably prefer it go behind us. Scot Bell felt if the traffic were more evenly distributed the road would not have to be widened, nor would the road need to go behind High Sierra.
- e. Jed Shuler, land owner in the CE-1 zone, mentioned that they were hoping to get approval on the first phase, which would not have major impact on High Sierra. This would be 80 homes and probably 50 would take High Sierra. They could look at the other issues later. Eventually they would like to take High Sierra behind.

It was decided to have as an agenda item for the November 2, 2006 Planning Commission Meeting: Continued Discussion of the Circulation Element. Ken Young stated that this a good concept, but one reaction he had was that this concept would require a lot more coordination than we currently have in place and a lot more planning.

Jed pointed out that there are 5 intersections now. This might be a problem. Scot Bell mentioned it is a very rough concept. Kevin Hansbrow suggested we give it to Jed as a concept and let him do with it as he wished. Again, Mr. Roylance said this felt like a plan they could accept. This is a much more fair distribution of traffic.

It will be a discussion item and if Jed Shuler can meet with his engineer and consider the concept and bring back some input that would be great.

**10. APPROVAL OF
MINUTES OF
PREVIOUS MEETING
– OCTOBER 5, 2006**

Ken Young pointed out that on P.6, paragraph 2, half-way down, change “to road” to “the road”.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY SCOT BELL TO APPROVE THE MINUTES OF THE OCTOBER 5, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE-NOTED CORRECTION. VOTE: YES-ALL (5), NO-NONE (0), ABSENT 3) CHAD CHRISTENSEN, RUSS ADAMSON AND ROBERT WRIGHT.

**11. FOLLOW-UP
ASSIGNMENTS, MISC.
DISCUSSION**

There was no discussion regarding this agenda item.

ADJOURNMENT

Shawn Eliot adjourned the meeting at 11:15 p.m.

Margaret Leibu

NOTICE OF PUBLIC MEETING – REVISED AGENDA

Notice is hereby given that the Elk Ridge Planning Commission will hold three Public Hearings on a proposed amendment to the Elk Ridge City General Plan: Circulation Element: Trails Map on **Thursday, November 2, 2006, beginning at 7:00 p.m.** during the regularly scheduled Planning Commission Meeting. The meeting 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:

Opening Remarks & Pledge of Allegiance

Roll Call

Approval of Agenda

- 7:00 P.M.** **Public Hearing – Proposed amendment to the Elk Ridge City Code regarding supplementary regulations within zones; exceptions to Section 10-12-30, entitled “Zone Development Standards”**
- Review and Discussion
 - Motion on Public Hearing
- 7:10 P.M.** **Public Hearing – Proposed amendment to the Elk Ridge City Code regarding density, open space and roads in the Critical Environment Zone (CE-1 Zone)**
- Review and Discussion
 - Motion on Public Hearing
- 7:20 P.M.** **Public Hearing – Proposed amendment to the Elk Ridge City Code regarding road grades.**
- Review and Discussion
 - Motion on Public Hearing
- 1. Building Height Requirements in Elk Ridge City Code and other concerns of Elk Ridge City Fire Chief – Craig Olson**
 - Review and Discussion – Fire Chief, Craig Olson
 - 2. Revised Street Concept Plan in Southern Elk Ridge City CE-1 Zone**
 - Review and Discussion – Karl Shuler
 - 3. Continued Discussion of Elk Ridge City Circulation Map in Elk Ridge City General Plan**
 - Review and Discussion – Shawn Eliot
 - 3. Elk Ridge City Trails Map**
 - Review and Discussion – Shawn Eliot
 - 4. Planning Commission Business**
 - 5. Approval of Minutes of Previous Meeting – October 19, 2006**
 - 6. Follow-up Assignments / Misc. Discussion**
 - Agenda for November 16, 2006 Meeting
 - City Council Report

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 31st day of October, 2006

Margaret Lippie

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 31st day of October, 2006.

Margaret Lippie

Planning Commission Coordinator

ELK RIDGE PLANNING COMMISSION MEETING
November 2, 2006

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

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, November 2, 2006, 7:45 p.m., at 80 East Park Drive, Elk Ridge, Utah.

Commissioners: Chad Christensen, Shawn Eliot, Russ Adamson Scot Bell, Kevin Hansbrow, Ed Christensen

Absent: Robert Wright, Dayna Hughes

Others: Ken Young, City Planner
 Margaret Leckie, Planning Commission Coordinator
 Craig Olson, Fire Chief
 Tom Nelson, Dave Shuler, Melissa Shuler, Brad Shuler, Karl Shuler, Lee Pope, Jed Shuler, Matt Rutter, Sean Roylande, John Money, Travis Nielsen, Carey Montierth, Dean White, Loy Jolley, Kristen Webb, Curtis Webb, Sharon Wintch, Donna Eddy Paul Eddy, Matt Rutter, Steve Shepherd, Ron Leckie

**OPENING REMARKS
& PLEDGE OF
ALLEGIANCE**

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

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY ED CHRISTENSEN TO ALLOW ALTERNATE PLANNING COMMISSION MEMBER, KEVIN HANSBROW, TO PARTICIPATE AS A VOTING MEMBER TONIGHT AS THERE ARE SEVERAL MEMBERS ABSENT. VOTE: YES (5), NO-NONE (0), ABSENT (2) DAYNA HUGHES AND ROBERT WRIGHT.

**APPROVAL OF
AGENDA**

The agenda order and content was reviewed. There were no corrections other than the numbering. The number "3" was used twice so all items after the first "3" were consecutively numbered and changed.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY CHAD CHRISTENSEN, TO APPROVE THE AGENDA FOR THE PLANNING COMMISSION MEETING FOR NOVEMBER 2, 2006 WITH THE ONE CORRECTION LISTED ABOVE. VOTE: YES (6), NO-NONE (0), ABSENT (2) DAYNA HUGHES AND ROBERT WRIGHT.

PUBLIC HEARINGS

**1. PROPOSED
AMENDMENT TO
ELK RIDGE CITY
CODE REGARDING
SUPPLEMENTARY
REGULATIONS
WITHIN ZONES:
SECTION 10-12-30:
ZONE
DEVELOPMENT
STANDARDS:
EXCEPTIONS.**

Ken Young explained the reason for the proposed amendment as follows: Elk Ridge resident, Carey Montierth is trying to find a way to split her lot. She has previously been before the commission. Her lot is in a half-acre lot zone (R-1 20,000). Recently other issues in this zone have come forward – the approval of the Ken Harris subdivision plat – 5 lots which all have a sub-standard lot width, based on a Board of Adjustment variance granted in 1997. The effect is that in that area there are a large number of lots not meeting the frontage width requirement. We feel that it is only fair and equitable to find a way for Miss Montierth to split her lot. The previous method that she brought forward was to change the frontage requirement from 120 feet to 100 feet in the R-1 20,000 zone. This was not approved at the City Council level.

We are now looking at a section in the City code which allows an exception to the lot width requirement based on the number of lots that don't meet the requirement within a certain distance and fronting on the same road as the lot considering the split. There are two provisions in that code, however, that pose a challenge in the Montierth lot split. As we looked at this on a staff level, we could find no justifiable reason why these two criteria are in the code. It is our recommendation to the City Council that these provisions be eliminated, which would allow Ms. Montierth to split her lot, and others in a similar situation to do the same. The code which would be eliminated in Section 10-12-30 is:

- C) The proposed subdivision shall be created from a metes and bounds lot that is not from any lot platted in a recorded subdivision.
- D) When a lot that is proposed to be split is occupied by a single family dwelling, only the lot of the proposed subdivision that does not contain the single family dwelling shall be

allowed the eighty percent (80%) width, side setbacks and/or area exception.

There seems to be no good reason for either of these two provisions. It is Miss Montierth's request that this code be amended.

The following discussion points followed:

- a. Chad Christensen asked if this requirement was only for the R-1 20,000 zone and was told by Ken Young that "no, this is applicable to the R-1 20,000 and R-1 15,000 zones. If 80% of the lots within 400 feet fronting on the same street are less than the 120' then she could have a frontage of 80% of the 120-foot requirement, which would be 96 feet, if the two conditions (C and D) were not present.
- b. The public was invited by Chairman Christensen to give input. Carey Montierth introduced herself and said they are trying whatever possible to make this make sense for the commissioners. The two new lots created would be 100 feet and 107 feet. Eighty percent of the 120 feet would be 96 feet so both lots would meet the criteria. Loy Jolley, also in that zone, introduced herself and said she would also like the same consideration as they have the same problem splitting their lot. Ken Young said we will have to look at the Jolley application separately.

There were no further comments. The public hearing was closed at 7:20 p.m.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY KEVIN HANSBROW, TO RECOMMEND TO THE CITY COUNCIL, APPROVAL OF THE PROPOSED CITY CODE AMENDMENT TO SECTION 10-12-30: ZONE DEVELOPMENT STANDARDS: EXCEPTIONS REMOVING ITEMS "C" AND "D" FROM THAT CODE. VOTE: YES (6), NO-NONE (0), ABSENT (2) DAYNA HUGHES AND ROBERT WRIGHT.

**PUBLIC HEARING 2:
PROPOSED
AMENDMENT TO
THE ELK RIDGE
CITY CODE
REGARDING
DENSITY, OPEN
SPACE AND ROADS
IN THE CRITICAL
ENVIRONMENT
ZONE (CE-1 ZONE)**

Shawn Eliot introduced this public hearing. He stated that the commissioners have been working on the CE-1 code since last February. RL Yergensen was developing a lot on Cove Drive that was in the CE-1 Zone and the commissioners questioned some things being done during development of that lot. While checking the City code, they found there were some contradictions. It was decided to take a close look at the CE-1 code.

In June we submitted the current CE-1 code to the City Council and it was approved. Since then we looked at the new area of town and the slopes up there. The code was based on the type of slopes. If you had under 15% slopes you could do half-acre lots, if you have over 15% slope you could do one-acre lots. If you wanted to use the bonus density you could do third-acre lots if you gave the city open space, but you had to stay off slopes above twenty percent. We were trying to use the slopes to limit the development. Since then a slope analysis was done of the area indicating that there is a lot of land in that area with a less than 20% slope. There are only about 51 acres of the 537 or so acres that are 30% or over, or unbuildable. We started looking at it again to see if we really want to allow that much development in that area.

What we are proposing tonight is to amend the code approved in June to do two things:

- a. Make the base density of the zone one-acre lots,
- b. Anything under one-acre, down to one-third acre would require developer dedication of open space. 20% of the development would have to be natural open space dedication or 10% in park open space dedication.

The one thing that we are adding to the CE-1 code that keeps the development down is to put a 1.5 units/acre cap on the density. This would cut the development that could occur in half.

The only other things proposed are some clarification in the code to make it more clear, and one change on the natural space or park space density bonus allowed. This open space dedication was going to be allowed on any terrain. We are now proposing that it be only allowed on land that has a slope of 20% or below, so it is useable open space.

The road slopes are also proposed to be amended such that the road grades on main roads be no more than 8% except in short stretches going to 10% with the approval of the City Council. Residential streets would be 10%, with short stretches of 12%, with the approval of the City Council. Right now our steepest street is about 9% - High Sierra Drive, at the top. We researched other cities and most allow up to 12% road slopes. In Woodland Hills some of their roads go up to 25%. They allow up to 15% on their major roads and their mayor said this is the worst thing they ever allowed to happen. Our City Council is not in favor of 15% road slopes in the City.

Chairman Christensen invited public comment. The following discussion ensued:

1. Sean Roylance

- 1) Sean distributed a handout, which he explained. He was concerned at the traffic which would be increased on High Sierra. The table he passed out showed the number of cars which would pass down High Sierra each day under three scenarios. (handout on file in City). Depending on the road development which will occur, there will be an additional 500 to 1000 cars. He requested we keep the minimum density at 1 dwelling per acre and not give open space density bonuses. He stated that if the traffic in the new development is split into three areas with different accesses, and the lot density is 1 dwelling per acre, High Sierra would have the same traffic flow as Park Drive coming up the hill now does. There is a car at Park Drive and Elk Ridge Drive during rush hour every 11 seconds. If you increase as discussed, there will be a car every 4 seconds.
- 2) If the zoning change allows 1.5 homes per acre, you would add to that the amount of traffic on Elk Ridge Drive.
- 3) If you have the road patterns such that all the traffic comes down High Sierra and you increase the minimum density to 1.5 acres, you will have nearly 2.5 times the amount of traffic that currently passes through the Park Drive/Elk Ridge Drive intersection.

2. Karl Shuler

- 1) Karl questioned Sean's figures. He lives on Goosenest and does not see the huge amount of traffic these models would indicate. He feels the models are flawed. He also feels that the models of the number of homes that will be going in this area is flawed – way overestimating the numbers. Working with engineers, the highest number of homes they can get on their development's approximately 100 acres, is about 85 lots. What controls the number of lots is not the density being third-acre or half-acre, but the road slopes, intersections and private drives. He thinks the code is already restrictive enough. We are among the most restrictive cities. If we make the CE-1 code even more restrictive than it is, developers will be unable to develop in that area.
- 2) Karl stated that his recommendation is that we leave the CE-1 code as it is. He thinks the densities will be nowhere near what the commissioners think they will be. Right now, the clustering is occurring with half-acre lots rather than third-acre lots.

3. Craig Olson – Fire Marshal

- 1) Craig had some comments on the road grades from the fire department's standpoint. As we approach 10% this is topping out our abilities, especially in the winter. Coming down is a major problem. The fire truck has trouble stopping. One of the worst roads he drives on is 9.5%. He stated that Kent Haskell, from our public works also would have trouble with the snow plows.
- 2) Craig's recommendation is to not have slopes over 10%, due to the safety issue of emergency vehicles traveling on these slopes.

4. Ken Young – City Planner

- 1) Ken expressed a concern at how we are approaching the code regarding open space requirement. At the last meeting, RL Yergensen brought in a plan, trying to figure out how to make his development work with the concept of third-acre homes and open space. He was told if he went to 20% he could use areas of natural open space. What about the 20% to 30% ground? We are saying you can't count that. Well, this is natural open space and I feel it should be counted. Shawn Eliot mentioned if we allowed this,

there would never be incentive to use the 10% park bonus density allowance. Shawn mentioned that RLs development contains some of the steepest slopes in this zone and would be harder to develop. In the higher areas, where there are not as many 30% slopes it will be easier to meet these restrictions.

- 2) Ken stated that what our main concern is the slope on the actual building envelope and the slope on our useable open space. He felt we should be less restrictive on the open space. There should be a differentiation of slope requirement between park open space and natural open space.
- 3) He recommends we say less than 30% for natural open space. He is OK with the 20% for parks.
5. **Shawn Eliot**
 - 1) Shawn mentioned that there are a lot of constraints on the 100 acres being discussed that will allow 85 lots.
6. **Brad Shuler**
 - 1) Brad said there are a lot flat places way up in the southern CE-1 zone. With the current code the way it is, you would have to have many switchbacks. There could not be lots on the bottom portion of those roads. Also from a fire standpoint, the City needs to extend High Sierra where it ends at the Chappell home. The idea of leaving it the way it is, is a safety hazard.
7. **Ken Young**
 - 1) The roads being proposed now are all less than 10% so would meet all the new criteria. What we are looking at tonight fits.
8. **Shawn Eliot**
 - 1) Regarding the intersections, there are a lot of cities that have the 3% for 50 feet requirement. I don't care which way we go. (as opposed to 4% for 100 feet). What is being turned in tonight meet's the slope requirement other than some stretches of 10% slope.
 - 2) The old code would allow 3 units per acre on 20% or less slopes, the new would allow 1.5 units per acre on 20% or less slopes.
9. **Karl Shuler**
 - 1) It would be better to set a cap rather than try and dictate every little situation. Leave the code the way it is and put a density cap on development. Shawn stated that what we are proposing tonight is simplifying and just saying anything under 1 acre is a PUD type development. Ken Young, it is a great thing to see a large portion of RL's proposed development be natural open space. To have some vehicle in the ordinance that encourages clustering and open space is desirable.
10. **Lee Pope**
 - 1) My question for you is have you had an engineer look at tonight's requirements in detail. Shawn: we have looked at some other cities. That is how we came up with something that we hope will work. Lee stated they hired an engineer to do this.
11. **Ken Young**
 - 1) When questions by Chad Christensen about wrapping up and moving on, Ken stated that the commissioners can hold their motion on this hearing till after the next hearing is discussed. The commissioners decided to do that.

Chairman Christensen closed the public hearing at 8:05 and opened the third public hearing.

**PUBLIC HEARING 3:
PROPOSED
AMENDMENT TO**

Chairman Christensen mentioned that some of this topic was covered in the previous public hearing. Shawn mentioned that Ken Young's memo failed to mention that the additional 2% slope as approved by the City Council is available on local and major roads. The same

**THE ELK RIDGE
CITY CODE
REGARDING ROAD
GRADES.**

requirements apply as discussed previously but we are looking at the whole city and not just the CE-1 zone.

The following discussion ensued:

- a. Ken Young stated that collector arterial roads can go to 10% slope with an additional 2% upon approval of the City Council. Currently our construction code allows slopes up to 15%.
- b. Chad Christensen explained that what is being proposed tonight is lowering the allowable slope from 10% to 8% on major roads, local streets can be 10%, both with an additional 2% on approval.
- c. The only problem on the plan proposed by developers in the CE-1 zone for tonight is the long stretches of 10%. Ken Young reminded the commissioners that the applicants have vested rights and need to be looked at under the current code and not at what is being proposed. The commissioners are concerned about short stretches of 10% in the new code, but that would not be applicable in the application we are considering tonight.

Public input was invited.

- d. Jed Shuler did due diligence and researched other cities' code. The only problem he sees with the new code is the intersection restriction and strict driveway slope code. He stated this makes it hard to design a desirable looking area. Many cities allow 15% slopes on driveways.
- e. Chief Olson asked how long the 12% driveways would be allowed to be. This is a problem for the fire trucks. His attack line is 200'. If they have a steep driveway they would probably not be able to reach a hydrant even close to the house.
- f. Steve Shepherd – owner. With what they have had to go through to meet the 10% slope, he did not see how the landowners above him to the south would be able to develop, with their slopes if we go to 8%. Shawn Eliot asked the engineer present if, with the new proposed road with short stretches of 12% allowed on the local roads, could you level out some of the long stretches of 10%. Berry Prettyman thought it might be possible.
- g. Karl Shuler – If you try to go 8% there will be a lot of cut and fill, which a lot of people would rather not see. Jed Shuler mentioned that the back property has a lot of straight 15% slope and not a lot of 30% slope. It is so constant that it would be difficult to put a turnback in it. He does not think, following the code, that more than 250 homes will be developed in that southern CE-1 zone. Chairman Christensen asked if he saw a way that any development could take place further back in the CE-1 area, with the new code?
- h. Berry mentioned the difficulty, again, getting roads to work on a constant 15% slope. Ken Young again mentioned that the most restrictive code in that area will be the road grade.
- i. Chairman Christensen asked the developers about how they felt about changing the intersection code. Engineer, Berry Prettyman, said it would not make that much difference. Karl Shuler felt the 3% and 50 feet would help. Shawn Eliot felt that either intersection requirement would be fine.
- j. Scot Bell mentioned concern over the hazardous conditions in this area for the public works people and the fire fighters. He questioned whether it is in the best interest of the City to increase the allowable slopes. Shawn Eliot asked the fire chief if a bump of 12% with the rest of the road at a lower grade would help. He couldn't say without detailed analysis. He did ask how long the 10% section was. It was about 700 feet. Chief Olson felt that might be doable.
- k. Ken Young felt if we considered any more restrictive code than we are hearing tonight, we would restrict development in this area all together.

Chairman Christensen invited further comments, there were none, so the public hearing was closed at 8:30 p.m.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN TO RECOMMEND APPROVAL TO THE CITY COUNCIL TO AMEND THE CURRENT CE-1(CRITICAL ENVIRONMENT) CODE AS STATED IN THE MEMO TONIGHT WITH THE FOLLOWING CHANGES:

- **ON THE INTERSECTION CODE, WE ALSO ALLOW AS AN OPTION, MAINTAINING 3% FOR 50 FEET THROUGH THE INTERSECTION, AND**
- **THAT NATURAL SPACE DEDICATION BE ALLOWED ON SLOPES OF 30% OR LESS.**

VOTE: YES (6), NO-NONE (0), ABSENT (2) DAYNA HUGHES AND ROBERT WRIGHT.

SHAWN ELIOT MOTIONED THAT WAS SECONDED BY ED CHRISTENSEN THAT THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE NEW AMENDMENT TO THE ROAD CODE AS PRESENTED TONIGHT. YES (6), NO-NONE (0), ABSENT (2) DAYNA HUGHES AND ROBERT WRIGHT.

In summary, the allowable slope on roads would be 8-10% with allowable stretches up to 2% more slope.

Another motion was made to add to the prior motions:

SCOT BELL MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN THAT IT BE A REQUIREMENT THAT THE CITY REVIEW THE SHORT STRETCHES OF ROAD AT THE 2% HIGHER CODE AND GIVE HIS RECOMMENDATION TO THE CITY COUNCIL PRIOR TO ANY APPROVAL OF THE HIGHER STRETCHES. VOTE: YES (6), NO-NONE (0), ABSENT (2) DAYNA HUGHES AND ROBERT WRIGHT.

1. BUILDING HEIGHT REQUIREMENTS.

Fire Chief Olson discussed building heights in relation to their capabilities as a fire department. He said his longest ladder is 24'. In the back of the home they would only be able to get to two stories. What he would recommend is that on the street front of the home, only two stories be allowed. Requiring a maximum of 36 feet from highest or from the median does not matter, but he would like to keep a major portion of the home accessible to the 24' ladder. Payson backup can only set up ladders on 5% or less slope (our requirements are similar). Again, the only change he would make to the current code, is to put a 2-story cap on the street side of the home.

Chief Olson mentioned he would like to have the planning commissioners look at the possibility of requiring fire sprinklers in new construction. Sometimes a head will pop after 4 minutes and contain the fire till the fire department gets there. It could take as long as 20 minutes for the fire department to get in.

He does not want to consider sprinklers on a square footage basis but would like to see them in all new homes. Daytime coverage in our area is probably 2 fire-fighters. They will not make an interior attack until there are at least 4 firefighters. The only exception is if there is a viable rescue option. Chief Olson mentioned the cost for sprinklers has come down considerably. The pipe is plastic. The estimated total cost is 1-2% of the total cost of the home.

The commissioners decided to discuss at the next meeting, the possibility of amending the City code to require sprinklers in new development.

2. REVISED ROAD CONCEPT PLAN IN SOUTHERN CE-1 ZONE

Karl Shuler showed the developer's most current plan. Some of his discussion points included:

- a. We started this project about a year ago. One of the primary charges given us by the Planning Commission was to make sure there were safety access and egress from both the east and the west. They have gone thru several refinements and taken suggestions from the commissioners and this is their latest concept revision. At the technical review today some further changes were made and the drawings were hand corrected. The street names were

changed due to similar existing names. They inadvertently left out an intersection west of High Sierra Drive, and they flattened one curve in the road out and made a more conventional intersection.

- b. This concept plan meets the 10% grade requirement everywhere. They incorporated some of the ideas gleaned from the Planning Commission. They have multiple ways of tying into future egress roads. They have drawn in a possible way of hooking into Canyon View in the future (drawn in as dotted lines).
- c. They have tried to allow for other access in case our circulation map changes. There is a tie-in for access from Elk Ridge Drive or a road from Payson. If the Elk Ridge Road was ever built there could not be homes along it, so it would be very costly to build.
- d. There was some discussion about the portion of Hillside Drive which connects into High Sierra being put in with this development, but disconnect it at a later date. If disconnected before another egress was built, it would be a safety issue. Shawn Eliot suggested putting a limit on the number of homes that could be developed in this area before the other access is connected through. We would have two egresses in and out with this development, but with the next development there would be a new connection and one of the original two might be removed, taking off the heavy impact on High Sierra.
- e. Jed Shuler mentioned that in the circulation map there is a connection shown from the north end of Hillside Drive to connect into Elk Meadows Drive (Elk Ridge Drive). This would make it much more convenient for cars to come out of this area down Hillside Drive rather than High Sierra.
- f. Ken Young stated we need to look at this development on it's own merit and not trying to solve all the problems of the entire CE-1 zone with this development.
- g. Karl Shuler mentioned that Payson City does own some of the property that would be needed to gain access from the west side into their development. They have indicated on this map where that western access would be. Payson has talked about fencing off some of this area that is owned by them.
- h. The possibility of taking a road off Salem Hills Drive was also discussed. Due to the terrain it does not appear to be feasible. Paul Eddy mentioned that at one time the City was talking about having 4 ways out of this area, We are now back to two. This puts a lot of traffic on these two roads. Going down Loafer Canyon is too steep. Karl stated that his plan will accomodate many future access options.
- i. Karl felt that though going down High Sierra is not an ideal situation, High Sierra is wider than Goosenest, which is a main path between Elk Ridge and Payson and handles quite a bit of traffic. Donna Eddy brought up the point that the homes on Goosenest are set way back from the street but the homes along High Sierra are much closer to the street. Karl did agree that the overall City plan should be to try and get some access from multiple places.
- j. Russ Adamson questioned the idea of getting some kind of commitment from the developers to say that once they have developed 75% of their development, they have to put in another access. Karl mentioned that part of this will be natural in order to get sewer connections. Ken Young, City Planner, stated that often there are development agreements that would have those type of stipulations in them. Impact fees, or off-site improvements can be shared with future lot owners.
- k. The problem of parking cars during gatherings was also discussed (receptions, etc.).
- l. Another resident, Kristen Webb, mentioned a concern. Most traffic will find it desirable to come down High Sierra and the road is not adequate to handle it. Once all the traffic starts and the City decides the road is not adequate – will the City want to widen our road? Will this lower our property value?
- m. Paul Eddy stated that a road connecting to Salem Hills, even if no homes were ever built on

it and it was a road just for traffic, would be a third way in and out.

- n. Karl stated that it is not their place to make Elk Meadows Drive another access, because they don't have control of it. The City could put it on a circulation map as a future access to be used if they want to put a restriction that there has to be another access before more homes can be built.
- o. Sean Royslance stated that the residents along High Sierra would have no problem with the proposed plan if the loop street at some point could be terminated with a cul-de-sac and other egress provided. Karl felt that if that were the case, they may want to reconsider at what point on the road the cul-de-sac would be placed.
- p. John Money stated that he, and the other developers he is working with, have tried to meet all the criteria given them. They brought many developers together, worked as a team, did due diligence. The nature of what they are doing is what Elk Ridge is. The traffic really isn't that bad. You are only talking about 40 homes that will be adding to the traffic on High Sierra with this development. They have no control over the future and have done everything in their power to accommodate for the future. We are only five land-owners out of many in that southern CE-1 area.
- q. Paul Eddy: Then what you are saying is it is up to City to impose restrictions on future developers. The City can restrict future developers from developing unless new access roads are put in.
- r. Ken Young: This project has sat long enough at the planning commission level. It is time to make our recommendations and move it forward to City Council. The developers have spent a lot of time and effort and have done what we have asked them to do. Although we cannot solve all the problems for the traffic flow down High Sierra, I think with the circulation plan, with other developers, and with an agreement with these people we can work things out.
Chad Christensen: We do appreciate all the efforts. This project as it is now, is a lot better than when we saw it for the first time. We would like to recommend at a future point that there will be another access. We can include this in the motion.
- s. Shawn Eliot: For the most part we are OK with their development, it is the development up past that which will cause the overload. This is why we do need some sort of overall count of the number of lots that might go up there.
- t. Chad Christensen asked Karl Shuler if there was a good chance he would be the next developer of the second higher portion. He stated that Bob Strange and Gayle Evans own the property above there. He and they are the biggest 3 lot owners. Max Staheli also owns property up there. From what he understands Max is not too anxious in the near future to develop his property.
- u. Chad mentioned, as one of the other conditions on development, would be to require widening of the northern most part of High Sierra that is not finished, up by Chappell's home. He would also like to see Hillside connected to Elk Meadows. Karl Shuler stated the developers would be willing to do their part (with reimbursement when the homes go in) to finish off the 600-800 feet of High Sierra, but not to complete the Hillside to Elk Meadows link.
- v. Chad Christensen stated that this is a difficult task for the Planning Commission. We have to be fair to the applicants. He feels that once this hundred acres is developed, we need at least one more egress. At that point we might also require Hillside to be connected so it provides full access out of the City. He felt that one viable alternative would be to have an impact fee paid by residents as they develop their lots. that goes into a fund to develop other accesses. Ken Young was unsure as to the status of the impact fee study being done by the City engineer. He will check on that.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY ED CHRISTENSEN TO RECOMMEND APPROVAL TO CITY COUNCIL OF THE PROPOSED CONCEPT MAP FOR THE CONNECTION OF HIGH SIERRA TO

HILLSIDE DRIVE WITH THE UNDERSTANDING THAT: 1) THE UNFINISHED NORTHERN PORTION OF HIGH SIERRA WILL BE IMPROVED BY THE DEVELOPER, AND 2) THERE WILL BE A CAP ON THE DEVELOPMENT OF APPROXIMATELY 100 ACRES (THE CURRENT DEVELOPMENT ASSOCIATED WITH THIS PLAN) UNTIL THERE IS ANOTHER EGRESS PROVIDED CONNECTING TO THE WEST AND EAST. VOTE: YES (6), NO-NONE (0), ABSENT (2) DAYNA HUGHES AND ROBERT WRIGHT.

**3. CONTINUED
DISCUSSION OF ELK
RIDGE CITY
CIRCULATION MAP
IN GENERAL PLAN**

- a. Shawn Eliot stated that the Northern Section of the Circulation Map was discussed at the last City Council meeting. He was unable to attend. They did not have a quorum. They got hung up on Canyon View Drive.
- b. We need to be there to explain what we are proposing. Loafer Canyon is not a main road. There are many homes on it. Canyon View has much fewer homes and would make a better connection street.
- c. The other concern they had was the north/south road, know as Road 6. They were concerned that it cut through Cloward's property. Ken understood that that portion of Clowards property would be ok to put a road through. That was not the area where he planned to have a gated community.
- d. Shawn suggested postponing the discussion of the circulation on the south end of town. We will draw in the two accesses before going to City Council. We could also show a road behind High Sierra and an access to the west to Payson.
- e. No motion was made. We will put this item on the agenda for next time.

**4. ELK RIDGE CITY
TRAILS MAP**

The following discussion ensued:

- a. Shawn mentioned that the trails map in the southern portion cannot be completed until we finish the approval of the connection of Hillside and High Sierra and the rest of the southern CE-1 portion of the City.
- b. Shawn questioned regarding the need for a new trails committee, in that we already have a trails map put together by a citizen's committee and all we need to do is define the trails and what side of the street they are to go on.
- c. Scot Bell felt, on the other hand, that there are still some logistics to work out.
- d. Shawn felt that at the last meeting where a public hearing on the trails was held – the main issue was not where the trail was, but how it would be implemented... what side of the road, whether it is just a stripe down the road, etc. This would be changing the standard, not necessitating a need for a new trails committee. He is concerned that all those present were opposed and there are a large number in favor who weren't here.
- e. He explained that he is in the process of submitting another trail-funding application based on the fact that a trails map is in place. Maybe we can change the standard but not the map. The committee could help define what type of trails go on the trails map. Scot Bell said we should invite the public to give input on what type of trails go where. The people on Salem Hills were very concerned about a portion of their front yards being torn out for a trail. Slopes are a major issue there.
- f. Chairman Christensen recommended we invite all who want to be a part of the trails committee to join. It was decided not to call the people until we actually have the funding money. Margaret Leckie will reword the invitation to go out in the newsletter at that point. The application will go in at the end of the month. Shawn did mention the trail would have to meet the UDOT standards but there can be deviations. Ken Young also felt the funding should be applied for this year. He thought that it was OK to make minor amendments after you get your funding.
- g. Scot Bell questioned the wisdom of putting a 10 foot trail down Canyon View before we knew if it would become a major arterial and have to be widened. Ken Young mentioned

that there are issues to be discussed and maybe not tonight. Councilman Mary Rugg is over trails on the City Council.

- h. The task of the revised committee will be to refine the trails map. At the last meeting we did make a motion to have a revised committee called. If we do decide to call the committee now, we won't do so until the December newsletter goes out.

5. PLANNING COMMISSION BUSINESS

For the upcoming November 16 agenda, make sure the following items are included:

- a. Fire Sprinklers in New Homes
- b. Road Impact Fees in City – how they work and what is the current status of study
- c. Adding addendum to building height

6. APPROVAL OF MINUTES OF PREVIOUS MEETING – OCTOBER 19, 2006

The following corrections were suggested for the minutes of October 19, 2006

Ed Christensen: p4: Agenda approval: change “Chad” to “Ed” Christensen

Ken Young: p1: members absent: change “Christension” to “Christensen”

p9, e, change “approve” to “approved”

global change: take “s” off Board of Adjustments

Chad Christensen: p9, 2nd pp. from bottom: change “have” to “had”

Shawn Eliot: p1, change “9-foot” easement to “20-foot”

after first sentence, 4th pp. add after “resident’s property”...” and a 20-foot easement on the older roads.

p.6, Item 4, 2nd pp. change “as” to “has”

p.7, Item 5, pp.3, first paragraph, Remove last sentence starting with “The City Council...”

p.7, Item 5, 4th pp., 1st sentence: add “on driveways” after “15% slope”

p.9, Item c, 2nd sentence, change “connect Mahogany” to “connect Fairway Drive”

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY KEVIN HANSBROW TO APPROVE THE MINUTES OF THE OCTOBER 19, 2006 PLANNING COMMISSION MEETING MINUTES WITH THE ABOVE CORRECTIONS. VOTE: YES (6), NO-NONE (0), ABSENT (2) DAYNA HUGHES AND ROBERT WRIGHT.

7. FOLLOW-UP ASSIGNMENTS, MISC. DISCUSSION

There was no discussion regarding this agenda item. Sean Royslance did commend the planning commissioners on the job they were doing and stated that the residents he spoke with felt the same way.

ADJOURNMENT

Shawn Eliot made a motion to adjourn the meeting at 10:45 p.m.


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, November 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. Haskell Subdivision – Preliminary and Final Plat**
 - Review and Discussion – Ken Young
 - 2. Elk Ridge Circulation Map Amendment – General Plan**
 - Review and Discussion – Shawn Eliot
 - 3. Elk Ridge City Code Amendment regarding Vesting**
 Review and Discussion – Ken Young
 - 4. Fire Sprinkler Requirement in New Development**
 Review and Discussion
 - 5. Approval of Minutes of Previous Meetings – November 2, 2006**
 - 6. Planning Commission Business**
 - 7. Follow-up Assignments / Misc. Discussion**
 - Agenda Items for December 1, 2006 Planning Commission Meeting
 - Road Impact Fees

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 9th Day of July, November


 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 9th Day of November, 2006.


 Planning Commission Coordinator

ELK RIDGE PLANNING COMMISSION MEETING
November 16, 2006

**TIME AND PLACE OF
PLANNING
COMMISSION MEETING**

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, November 16, 2006, 7:05 p.m., at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Chad Christensen, Dayna Hughes, Ed Christensen, Shawn Eliot
Absent: Russ Adamson, Robert Wright, Scot Bell, Kevin Hansbrow
Others: Ken Young, City Planner
 Margaret Leckie, Planning Commission Coordinator
 Robert Stang, Ryan Snow, Ryan Haskell, Gayle Evans, Jed Shuler, Karl Shuler

**OPENING REMARKS &
PLEDGE OF ALLEGIANCE**

Opening remarks were given by Chad Christensen followed by the Pledge of Allegiance.

APPROVAL OF AGENDA

Chairman Christensen reviewed the agenda.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY SHAWN ELIOT TO APPROVE THE AGENDA AS REVIEWED. VOTE: YES-ALL (4), NO-NONE (0), ABSENT: ROBERT WRIGHT, RUSS ADAMSON, SCOT BELL.

**1. HASKELL
SUBDIVISION –
PRELIMINARY AND
FINAL PLAT**

Ken Young, City Planner, stated that this subdivision is a 5-lot subdivision on Olympic Drive. We have looked at it before when considering the zone change which would have made this possible, from C-1 (commercial) to R-1 15,000 (residential). Because we have previously reviewed this, we are bringing it forward for both preliminary and final plat as there were no real changes.

The only changes required are:

1. The new curb and gutter standard
2. The new meandering sidewalk standard.
3. Name change of Park Drive to Elk Ridge Drive
4. Added required signature on plat of SESD (Strawberry Electric)

The following discussion points ensued:

- a. Shawn Eliot questioned the steep hill on the back of the property and questioned the slope. Ryan Haskell stated they had addressed that in the review and they are going to remove the dirt and regrade this hill.
- b. Chad Christensen questioned the sump shown and asked if it met the new standard? Chairman Christensen asked that the engineer be questioned about this?
- c. It was determined that Lot 1 needs to have an accompanying note on the plat that the driveway access must be from Olympic Lane (there is an ordinance that the driveway access should be on the less busy road when a lot is on the corner of two roads, one being less busy than the other).

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PRELIMINARY AND FINAL PLAT OF THE HASKELL SUBDIVISION, PLAT H WITH THE ADDITION THAT THERE BE A NOTE ON THE PLAT INDICATING THAT LOT 1 MUST HAVE ACCESS ON OLYMPIC LANE ONLY; AND, THAT THE SUMP DETAIL BE CHECKED TO MAKE SURE IT CONFORMS TO THE NEW SUMP STANDARDS. VOTE: YES-ALL (4), NO-NONE (0), ABSENT: ROBERT WRIGHT, RUSS ADAMSON, SCOT BELL.

**ELK RIDGE
CIRCULATION MAP TO
GENERAL PLAN**

Shawn Eliot passed out a revised street circulation map for the Elk Ridge City General Plan. There were some corrections. The following points were discussed. (This map is on file in the Planning Commission Meeting packet for 11-16-06 in the City office.)

The changes included the following items:

1. CANYON VIEW DRIVE, Park Drive to Salem Hills Drive – Replaces Loafer Canyon as Arterial (can design as second main access to town without homes on it.
2. LOAFER CANYON RD. – Lower to minor collector, "T" into Canyon View Drive.

3. GOOSENEST DR. / ROCKY MTN. WAY – Lower to major collector
4. SKY HAWN LANE, Elk Ridge Drive to Rd. #7 – Lower to minor collector
5. MEADOW LARK LANE, #7 to Canyon View Drive – Raise to and make new minor collector
6. COTTON TAIL LANE, Elk Ridge Drive to 11200 S. – new minor collector
7. NEW N/S ROAD, (on Cloward Property) Gooseneast Dr. to 11200 S. – New minor collector (not a part of gated community)
8. LOAFER DR. – Lower to local
9. HUDSON LANE – Connect minor collector to Canyon View Drive
10. ELK RIDGE DR, Gladstan Dr. to Hillside Dr. (south) – Raise to major collector, continue main movement behind High Sierra Dr.
11. HILLSIDE DR., Salem Hills Dr. to High Sierra Dr. – Raise to major collector
12. S. MOUNTAIN RD., High Sierra Dr. to Loafer Canyon Rd. – Raise to and make new major collector, secondary connection to Loafer Canyon Road.
13. CANYON VIEW DR., Salem Hills Dr. to S. Mountain Rd. – Raise to and make new minor collector.
14. NEBO CANYON RD. – New minor collector connecting to Payson Canyon.

Shawn Eliot asked for questions. The following discussion ensued:

- a. Dayna Hughes questioned the number of access roads shown on the map in and out of the Southern CE-1 zone. Shawn Eliot stated that there are six. (High Sierra, Elk Ridge Drive behind High Sierra, Payson Canyon road, Hillside, Canyon View and possibly Elk Ridge Drive. Shawn Eliot stated that there is a good chance that two or three of these roads might never be built, but these are options for future developers in providing access to the west and east.
- b. The possible road behind High Sierra was discussed. The land behind the homes is one long strip of land, as if it were being saved for a corridor. Ken Young felt the feeling from the last meeting was that even though the High Sierra residents don't like the idea of a road behind their homes, given the two evils of having a major road in front of them or behind them, they would just as soon have the road go behind them.
- c. Shawn Eliot stated that we are re-emphasizing that High Sierra is only a local street. We are allowing connection to it but later development will necessitate other access into that area.
- d. Ken Young felt that Shawns map was good and that we are finally honing in on where we want. Shawn mentioned that this is simply some corrections to our current plan and refining the south and north ends of town. If the commissioners agree with the proposed changes we need to set a public hearing to discuss this and table the discussion until after the public hearing.
- e. Shawn mentioned the only major changes were the Nebo Canyon Road and the road behind High Sierra.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY CHAD CHRISTENSEN TO SET A PUBLIC HEARING FOR JANUARY 4, 2007 TO CONSIDER THE PROPOSED CHANGES FOR THE CIRCULATION MAP OF THE ELK RIDGE CITY GENERAL PLAN. VOTE: YES-ALL (4), NO-NONE (0), ABSENT: ROBERT WRIGHT, RUSS ADAMSON, SCOT BELL.

3. ELK RIDGE CITY CODE AMENDMENT REGARDING VESTING

Ken Young mentioned our main goal tonight was to set a public hearing to consider amending the Elk Ridge City Code regarding vesting. This discussion will have impact on what developers in the southern CE-1 zone are doing. We do not currently have a vesting ordinance in place. He is not sure where we stand regarding vesting with their development proposal according to our current code. We may have to get legal counsel on this. They have been in the process of trying to do a development in this area for over a year now.

Chairman Christensen suggested we set a public hearing and talk about further issues during the public hearing.

Bob Strang, one of the property owners in the southern CE-1 zone commented that it was his feeling that once you start a conversation with a property owner about development, you are vested.

Some discussion followed as to putting in the code that a project not be vested until preliminary plat is approved.

Karl Shuler felt that their project was at a further stage than concept. It cost them \$10,000 to get the requested 2' contour map. They were getting down to the nitty gritty on the roads, but the 15% grade was rejected (they did show some lot divisions on the first drawing). As the roads continued to change they decided to wait until they had an accepted road plan before they draw in the lots.

Chairman Chad Christensen did feel in this case that they were more vested.

Ken Young did state that the City can have more restrictive code than the state code. Shawn Eliot mentioned that our PUD code states that the developer of a PUD is not vested until preliminary.

CHAD CHRISTENSEN MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN TO SET A PUBLIC HEARING FOR JANUARY 4 TO AMEND THE ELK RIDGE CITY CODE REGARDING VESTING, 2007. VOTE: YES-ALL (4), NO-NONE (0), ABSENT: ROBERT WRIGHT, RUSS ADAMSON, SCOT BELL.

4. FIRE SPRINKLER REQUIREMENT IN NEW DEVELOPMENT

Fire chief, Craig Olson, at the last planning commission meeting, recommended we look at requiring fire sprinklers in all new homes. He also wanted a 2-story maximum allowed on the front street of the home. The following discussion ensued:

- a. Dayna Hughes: The cost of indoor sprinklers has come down since they now use plastic piping. The cost is about 1% per home. It is not too prohibitive.
- b. The water comes off the City's water supply
- c. Shawn Eliot will research the requirements in surrounding cities and Ed Christensen will research costs.

This item was tabled until the research on cost and other city's codes is completed. Once the research is done and our recommendation is clear, we can set a public hearing.

5. APPROVAL OF MINUTES OF NOVEMBER 2, 2006 PLANNING COMMISSION MEETING

The following corrections were brought out:

Dayna

P5, line 1, change "discusses" to "discussed"

Ken

P4, second paragraph, add "natural" prior to "open space"

P4, third paragraph, add "limit" after "with the 20%"

P4, Item 11, change "when questions by Chad" to "when questions were posed by Chad"

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY CHAD CHRISTENSEN TO APPROVE THE MINUTES OF THE NOVEMBER 2, 2006 PLANNING COMMISSION MEETING AS MODIFIED: VOTE: YES-ALL (4), NO-NONE (0), ABSENT: ROBERT WRIGHT, RUSS ADAMSON, SCOT BELL.

6. PLANNING COMMISSION BUSINESS

Chairman Christensen asked if there was any Planning Commission business. The following conversation took place:

1. Margaret Leckie, coordinator, pointed out that each commissioner had received code updates from Sterling Codifiers that needed to be added to their books. Attached to that also, was a summary of the current development and developers in Elk Ridge for the commissioner's review.
2. The memo from the Mayor on the road impact fees was discussed. There were two memos from the Mayor to the City Council. They approved the impact fee study by Aqua Engineering including the road impact fees. The Mayor is hoping to get some local roads completed.
3. Shawn Eliot gave a brief report of the portion of the last City Council meeting, which he attended.
 - Randy Young's Elk Meadows PUD, Phase 2 was approved for final plat. They are waiting for sewer connections before they approve final for Phase 1.
 - The CE-1 code discussion was adjourned until the next meeting.

ADJOURNMENT

Chairman Christensen adjourned the Planning Commission meeting at 8:05 p.m.



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, December 7th, 2006 beginning at 7:00 p.m.**, the Planning Commission 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

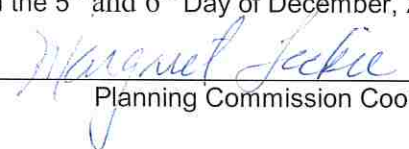
Approval of Agenda

1. **Carey Montierth Lot Split**
 - Review and Discussion – Ken Young
2. **Driveway Slope Exception – Frandson Home**
 - Review and Discussion
3. **Cloward Estates Subdivision – Plat A & B, Preliminary and Plat A, Final**
 - Review and Discussion – Ken Young
4. **Doe Hill Estates, Plat A – Preliminary – Jim Armstrong property**
 - Review and Discussion – Ken Young
5. **Fire Sprinkler Requirement in New Development**
 - Review and Discussion – Shawn Eliot and Ed Christensen
6. **Ordinance Amendment to Code re: Hillside Development Standards**
 - Review and Discussion – Ken Young
 - Set Public Hearing
7. **Approval of Minutes of Previous Meetings – November 16, 2006**
8. **Planning Commission Business**
 - Report on Certified Planner Seminar – Dayna Hughes and Ed Christensen
9. **Follow-up Assignments / Misc. Discussion**
 - Agenda Items for January 4, 2007 Planning Commission Meeting
 - Two public hearings – Regarding Vesting Code and Circulation Map
 - Hillside and High Sierra Connection Development – Lot Layout

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)


Dated this 30th Day of November, 2006, amended the 5th and 6th Day of December, 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 9th Day of November, 2006, amended the 5th and 6th Day of December, 2006.


Planning Commission Coordinator

ELK RIDGE PLANNING COMMISSION MEETING

December 7, 2006

**TIME AND PLACE OF
PLANNING
COMMISSION
MEETING**

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, December 7, 2006, 7:00 p.m., at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Russ Adamson, Ed Christensen, Shawn Eliot, Dayna Hughes, Kevin Hansbrow and Scot Bell

Absent: Chad Christensen, Robert Wright

Others: Ken Young, City Planner
Tony Trane, Natalie Frandsen, Ed Noel, Griff Johnson, Carey Montierth

**OPENING REMARKS
& PLEDGE OF
ALLEGIANCE**

Co-chairman Russ Adamson welcomed the commissioners. Opening remarks were given by Ken Young followed by the pledge of allegiance.

**APPROVAL OF
AGENDA**

After review of the agenda, it was decided to reverse the order of Items 1 and 2.

A MOTION WAS MADE BY SCOT BELL AND SECONDED BY DAYNA HUGHES TO APPROVE THE AGENDA FOR THE AUGUST 17, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE-MENTIONED CHANGE. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2) CHAD CHRISTENSEN AND ROB WRIGHT.

**VOTE TO MAKE
ALTERNATE
MEMBER, KEVIN
HANSBROW, A
VOTING MEMBER
1. DRIVEWAY SLOPE
EXCEPTION –
FRANDSON HOME**

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY RUSS ADAMSON TO MAKE KEVIN HANSBROW A VOTING MEMBER FOR TONIGHT'S MEETING AS THERE WERE ABSENT MEMBERS. VOTE: YES-ALL (5), NO-NONE (0), ABSENT-(2) CHAD CHRISTENSEN AND ROBERT WRIGHT.

Ed Noel, builder of the Frandson home, brought some drawings of his proposed driveway to be considered. The home is on a sloped lot on 256 S. Shayda Circle. The driveway code states that the driveway should have no greater slope than 12%. Due to the fact that in order to meet the back setback the house could not be moved further back, which would have allowed them to meet the 12% driveway slope, he had trouble meeting the code. The final driveway, for a short distance, is designed with a slope of 13.6%. More than half of the driveway will be at 12%.

City Planner, Ken Young, explained that since there is a provision in the code allowing for an exception of the 12% driveway slope to be approved by City Council, this is not a Board of Adjustment issue.

Commissioner, Dayna Hughes, stated that she visited the site and that the houses to the left and the right both have substantially steep driveways. She did not feel that a 1% increase in the slope would be out of the spirit of the code. Russ Adamson agreed.

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY ED CHRISTENSEN TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE SLOPE EXCEPTION ON THE FRANDSON DRIVEWAY AS LONG AS IT DOES NOT EXCEED 2% OVER THE CODE RECOMMENDATION OF 12%. VOTE: YES-ALL (6), NO-NONE (0), ABSENT-(2) CHAD CHRISTENSEN AND ROBERT WRIGHT.

**2. CAREY
MONTIERTH LOT
SPLIT**

Ken Young mentioned that we have seen this plan several times as Miss Montierth had been trying to amend the code to allow for the lot split recently. The recently amended zoning requirements will allow for the split and we are recommending approval.

Ken Young mentioned that there were two things that needed to be shown on the plat before it could be recorded at the County:

1. The addresses for the two properties
2. Separate legal descriptions.

Miss Montierth said she would have the plat reprinted with those items on it. (Though she was told the addresses could be hand-written neatly on the plat before it went to the County).

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY DAYNA HUGHES TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE SINGLE LOT SPLIT AT 554 LAKE VIEW DRIVE, SALEM HILLS SUBDIVISION, PLAT C, LOT 20 ONCE THE TWO ABOVE CONDITIONS ARE MET VOTE: YES-ALL (6), NO-NONE (0), ABSENT-(2) CHAD CHRISTENSEN AND ROBERT WRIGHT.

**3. CLOWARD
ESTATES
SUBDIVISION PLATS
A AND B
PRELIMINARY**

1. Ken Young explained that Plat A of the Cloward Subdivision has been seen before. Only a couple of minor alterations have occurred to that plat since it was last seen by the Planning Commission. Lot 16 on Plat A did not meet the frontage width requirement. With the change of the code which did away with the extra requirements of 10' on corner lots, the lot is now in compliance. There are no further zoning concerns on Plat A.
2. The only concerns of staff on Plat B are:
 - 1) Type-B curbing and sidewalks on the street sections needs to be shown (this also needs to be on Plat A), and
 - 2) The street name "Meadowlark Lane" needs to be added.
3. Plats A and B are shown on the same preliminary plat.
4. Dayna Hughes mentioned that on Plat A the driveways will back onto Rocky Mountain Way. There needs to be a note on the plat indicating that these driveways will need to be hammerheads or circulars. Ken Young mentioned this needs to be added as a 4th condition.

To make it easy, rather than listing all the lots, Ken Young suggested the following note:

ALL LOTS THAT HAVE FRONTAGE ON GOOSNEST DRIVE OR ROCKY MOUNTAIN WAY SHALL HAVE EITHER NO ACCESS ON THESE STREETS IF FRONTING ANOTHER STREET ALSO, OR SHALL HAVE A CIRCULAR OR HAMMERHEAD DRIVEWAY.

5. Shawn Eliot mentioned that there are 2 streets that need names. The cul-de-sac and the street west of Burke Lane, the long street that goes all the way north of the highway. It should be a "road" rather than a "lane" as it is a major street. This is the road along Lots 29-37.
6. The stub that will eventually go through to Meadowlark Lane needs to be labeled "Meadowlark Lane."
7. Tony Trane mentioned that these roads have been named and it appeared that the plat that went out in the packets was not the most current one. He stated that the other modifications to the plat mentioned above by Shawn Eliot will be made to the current plat. He also mentioned that the note regarding hammerhead driveways is on the current plat. He stated that on the most current plat the cul-de-sac was named Cloward Circle. It was mentioned that they may want to change that name as there is already a Cloward Way.
8. Tony mentioned that on Plat A, all the curb and gutter has been bonded for by Rocky Mountain Subdivision. They have not finished their build-out, but have also bonded for the Goosenest portion of the curb and gutter. Plat B will be a part of the Cloward Subdivision. Ken Young stated that the engineer (Trane) needs to submit the latest version of the subdivision plat to the City for it to go forward to the City Council.
9. There was some discussion as to which side of the road the trail should be on. Dayna mentioned that we are in the process of calling a trails committee to determine those things and we maybe should wait until that committee meets before we make these kind of decisions. The General Plan shows trails going in front of people's homes and on existing streets. This may not be what people want.
10. Shawn questioned why the un-named road was not a full-width road? Tony mentioned this project was submitted two years ago before the code did away with half-width roads. Dayna Hughes mentioned that if a subdivision was not developed before 2 years after submittal, it is then held to the current, rather than the old code. Tony Trane mentioned that the only reason they did not go forward was they were told to wait until the sewer became available. Ken

Young stated that concept for this plat was submitted September of 2005. Tony said if it is a concern with the City they can add the additional asphalt and dedicate the right-of-way to the additional curb and gutter as a part of the project.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY ED CHRISTENSEN TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT OF THE CLOWARD ESTATES SUBDIVISION, PLATS A AND B, AND APPROVAL OF THE FINAL PLAT OF THE CLOWARD SUBDIVISION, PLAT A WITH THE FOLLOWING CONDITIONS:

1. THE PLAT SHOW THAT HOMES BORDERING ROCKY MOUNTAIN WAY AND GOOSENEST DRIVE EITHER HAVE NO ACCESS ON THOSE ROADS IF ANOTHER ACCESS IS POSSIBLE TO A SECONDARY ROAD, OR HAVE A HAMMERHEAD OR CIRCULAR DRIVEWAY
2. THE CUL-DE-SAC BE NAMED.
3. THE LONG NORTH/SOUTH ROAD HAVE A NAME ENDING IN ROAD.
4. THAT LOT 16 HAS A 100 FOOT FRONTAGE WIDTH.
5. THE LONG ROAD ON THE WEST SIDE OF PLAT B BE WIDENED TO FULL-WIDTH TO THE BACK OF CURB.
6. SHOW TYPE "B" CURBING AND MEANDERING SIDEWALKS ON THE TYPICAL STREET SECTIONS.
7. SHOW NAME OF MEADOW LARK LANE ABOVE LOTS 37-39.
8. A NEW SUBMITTAL BE DELIVERED TO THE CITY OFFICE PRIOR TO CITY COUNCIL REVIEW.

VOTE: YES-ALL (6), NO-NONE (0), ABSENT-(2) CHAD CHRISTENSEN AND ROBERT WRIGHT.

4. DOE HILL ESTATES, PLAT A, PRELIMINARY

Ken Young explained that we have seen this submittal previously as Armstrong Estates. On the staff report there are seven items listed as follows that require attention:

1. Show 10-foot trail alignment on north end of Lot 1 along 11200 South.
2. Show note requiring a circular or hammerhead driveway on all lots fronting Rocky Mountain Way.
3. Provide a name for the cul-de-sac at the end of Doe Hill Drive.
4. Show a note stating no access on south side of Lot 30 and the west side of Lot 24 (due to low frontage).
5. Try to get pedestrian access into church property with an easement between Lots 26 and 27.
6. Show Type "B" curbing and meandering sidewalk with the street sections.
7. Meet all engineering requirements.

Ken Young stated that conditions 1-4 have already been met. We cannot require item 5. The church does not want this access.

Other conditions that the commission felt should be imposed were:

1. Lot 1 should not have access on 11200 South.
2. Lots 5 and 52 should have no access on Rocky Mountain Way.
3. Correct names of "Deer Run" to say "Deer Run Loop" on all 3 sides. Possibly add verbiage (North and South) on the north and south portions if recommended by the post office.

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY KEVIN HANSBROW TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT OF THE DOE HILL ESTATES SUBDIVISION WITH THE CONDITIONS LISTED ABOVE IN THE STAFF REPORT EXCLUDING ITEM 5, AND THE OTHER 3 CONDITIONS LISTED ABOVE.

VOTE: YES-ALL (6), NO-NONE (0), ABSENT-(2) CHAD CHRISTENSEN AND ROBERT WRIGHT.

5. FIRE SPRINKLERS IN NEW DEVELOPMENTS

Shawn Eliot read the following code from Woodland Hills:

Article 2: Wildland Interface/Fire Safety Ordinance

(1) Fire Sprinkler Systems. All new construction of any heated structure and construction that constitutes more than 50% expansion of any dwelling unit shall include an automatic fire sprinkler system which complies with the Fire Code and related regulations and

standards adopted by the City. Sprinklers shall be provided with an exterior inspector's test port that complies with the following specifications or other material approved by the Fire Chief: (i) a wall hydrant that is a Woodford Model 65 (exposed type) or B65

Wildland Interface / Fire Safety Ordinance

(1) Fire Sprinkler Systems are required within the CE-1 and CE-2 zones. They are also required for homes that have livable square footage (including unfinished basements) of over 5,000 sq. ft. This requirement is for new construction of any heated structure or construction that constitutes more than 50% expansion of any dwelling unit. The fire sprinkler system shall comply with the Fire Code and related regulations and standards adopted by the City. Sprinklers shall be provided with an exterior inspector's test port that complies with the following specifications or other material approved by the Fire Chief: (i) a wall hydrant that is a Woodford Model 65 (exposed type) or B65.

Shawn did some research online and found that there is an organization of fire officials very much in favor of requiring sprinklers. They stated that this is not an easy thing to require as developers are against it. They recommended tying it to a special zone of land, like urban interface, rather than all new development.

Shawn mentioned that our fire chief has said that since there are only two people on call in our City at any given time, he would like the requirement to be city-wide. He also stated that larger homes are harder to protect. We could possibly tie the requirement to the urban interface zone and require it in homes over a certain square footage. This would relate to the health, safety and welfare clause.

The general consensus of the commissioners was to tie the requirement to homes in the CE-1 and CE-2 Zone, and homes larger than a stated square footage. There was some discussion as to what that square footage would be – 5,000 or 4,000 sq. ft. Dayna Hughes stated that she thought we should get a recommendation from the fire chief regarding the square footage. Shawn Eliot will talk to the fire chief about this. This code amendment would be included in the Elk Ridge subdivision code.

Ed Christensen's research showed that the average cost of a sprinkler system was \$1.35 per square foot.

It was decided to set a public hearing to amend the code to include a requirement for fire sprinklers for Thursday, January 18th.

**6. ORDINANCE
AMENDMENT TO
CODE RE: HILLSIDE
DEVELOPMENT
STANDARDS**

Shawn Eliot explained that in June or July we sent to the City Council a possible code amendment prohibiting road cuts on 30% or more slopes. They removed the portion restricting the distance of 100 feet and said that for distances approved by the City Council and City Engineer. They approved this as a development and construction standard but not as code. The commissioners would now like to include this requirement in the Elk Ridge City Code.

Scot Bell suggested that for hillside streets (in CE-1 and CE-2 zones) the curb type be changed to a high back curb, rather than the Type "B" standard. Shawn Eliot mentioned that in some places in the City we should have guard rails. Shawn felt the guard rail issue should be part of the standards rather than an ordinance amendment to the code.

It was suggested to do some research on guard rail recommendations. Scot Bell will research UDOT's suggestions for guard rail requirements.

It was decided to have a public hearing on amending the Elk Ridge City Code relating to hillside development as discussed above on January 18, 2006.

**6. APPROVAL OF
MINUTES OF
PREVIOUS MEETING
– NOVEMBER 16, 2006**

Suggested corrections:

Dayna Hughes:

1. P.2, Item 3, paragraph 1, last sentence, change "are" to "area".

Russ Adamson:

2. P.3, Item 6, paragraph 2, last sentence, change "this" to "there".

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY RUSS ADAMSON TO APPROVE THE MINUTES OF THE NOVEMBER 16, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE NOTED CORRECTIONS. VOTE: YES-(3), NO-NONE (0), ABSENT-(2), CHAD CHRISTENSEN AND ED CHRISTENSEN,

ABSTAINED-(2) BECAUSE NOT PRESENT AT NOV. 16 MEETING, KEVIN HANSBROW AND SCOT BELL.**7. FOLLOW-UP
ASSIGNMENTS,
MISC. DISCUSSION****1. VESTING:**

Russ Adamson questioned whether we had determined when an applicant is vested in the code. Ken Young stated that if we have charged a fee at concept stage, when the concept is submitted with a paid fee the applicant is vested. Ed Christensen stated that in the training he recently attended for planners, they learned that if an applicant does not proceed within a certain time period, the vesting ends. The City sets this time at 6 months.

2. DAYNA HUGHES REPORT ON CERTIFIED PLANNER SEMINAR:

Dayna stated the training was very good and recommended all attend. She felt it was especially valuable after she had had some experience serving on the planning commission. A few things she learned were:

- a. Vesting – if application complete and fee paid at concept they are vested.
- b. Agendas – recommended agendas available to everyone at meeting, so make 10 or so extra copies.
- c. We do not need to motion to approve the agenda, only if the agenda is changed.
- d. Planning commissioners are liable and can be sued for decisions they make, but it has never happened
- e. Lot lines – they are not required for concept.
- f. We are not compelled to make a motion right after a public hearing. We have 30 days. We can ask for studies.
- g. Moratoriums can be used to allow the planning commission to do their task. You can only place a moratorium on a piece of land once, and it runs out after 6 months. We maybe should have done this with the CE-1 zone development.
- h. When we make decisions for our city, we should keep in mind what the makeup of our city is. The main population of this community is parents raising kids. Our average family size is 4.52 and the national average is 3.04. We have a highly educated community-of the population over 25 years of age, 95% are high school graduates (national average -80%), 40% have at least a bachelor's degree from college (national average is 20%). Median household income is \$65,000 (national average is \$41,000). The median value of a single-family home in our community is \$197,000 (national average - \$119,000).
- i. Dayna asked if we have any official document that shows where the fault lines are in our community? Shawn stated that this is in our long-range plan. Dayna stated that we should consider these as we approve subdivisions. Shawn Eliot stated that some cities state you cannot build within a certain distance of a fault line (12,000 feet or something like that).
- j. Dayna suggested introducing an ordinance against gated communities and private roads in Elk Ridge. The problem with private roads is they are not held to any code requirements. This has been a problem with some communities in Sandy. Gated communities create a sense of isolation – “them” vs. “us.” Studies have shown that the crime rate is higher in gated communities.
- k. Traffic-calming measures can be done after-the-fact. Dayna would like to suggest that they be installed on Hillside Drive and Canyon View Drive. Kevin Hansbrow would like to see something done on Loafer Canyon Drive also.
- l. Dayna made up a table showing properties of the different zones. She asked Shawn Eliot to proof the tables before printing copies for everyone. She also prepared a requirement checklist for each zone.

2. SHAWN ELIOT REPORT ON LAST CITY COUNCIL MEETING:

- a. The City Council did not approve the landscaping plan for Phase 2 of Elk Ridge Meadows PUD. They wanted to see more grass or shrubs. They then turned around and approved it after more discussion.
- b. They denied all the CE-1 zone code changes other than the road grades. It was a 3 to 2 vote. They did not want to be so restrictive. Clarification and reconsiderations are a possibility.
- c. They tabled discussion on the Master Transportation Plan.

ADJOURNMENT

Co-chairman, Russ Adamson, adjourned the meeting at 9:00 p.m.

Planning Commission Coordinator