

ELK RIDGE
PLANNING COMMISSION
NOVEMBER 3, 2022

TIME AND PLACE OF MEETING

A public hearing in conjunction with a regular meeting of the Elk Ridge Planning Commission was held on Thursday November 3, 2022, at 7:00 p.m. at 80 E. Park Dr., Elk Ridge, UT 84651.

ROLL CALL

Commissioners: Maureen Bushman, Larry Lee, Melanie Paxton, Matt Stewart, Ron Gaily, Ron Hill

Others: Royce Swensen, *City Recorder*, Shay Stark, *City Planner*, Tanya Willis, *City Council*

Public:

OPENING ITEMS

Chairperson Maureen Bushman welcomed. Opening remarks were said by Ron Gaily. Larry Lee led the Pledge.

MELANIE PAXTON MOTIONED TO APPROVE THE AGENDA MATT STEWART SECONDED

VOTE	AYE (5)	NAY (0)	APPROVED
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PLANNING COMMISSION PUBLIC HEARING

1. FISHER HAVEN SUBDIVISION PLAT A PRELIMINARY AND FINAL PLAT
2. RIDGE VIEW MEADOWS SUBDIVISION PLAT C PRELIMINARY AND FINAL PLAT

MAUREEN BUSHMAN OPENED THE PUBLIC HEARINGS FOR THE FISHER HAVEN SUBDIVISION PLAT A PRELIMINARY AND FINAL APPROVAL AND RIDGE VIEW MEADOWS SUBDIVISION PLAT C.

PLANNING COMMISSION ACTION ITEMS

1. FISHER HAVEN SUBDIVISION PLAT A PRELIMINARY AND FINAL PLAT

Maureen Bushman stated this is a 2-lot subdivision on Bridger Lane Lot 2 has an existing home. Everything fits the code. Kevin Fisher stated all the lots originally were 1 acre lots and have all been split. This is the last lot and will only have 1 home. The sewer lateral is already there, and water is supposed to be there as well, but they have not been able to locate it yet.

MELANIE PAXTON MOTIONED TO RECOMMEND APPROVAL THE FISHER HAVEN PLAT A SUBDIVISION PRELIMINARY AND FINAL PLAT RON GAILY SECONDED

VOTE	AYE (5)	NAY (0)	APPROVED
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2. RIDGE VIEW MEADOWS PLAT A PRELIMINARY AND FINAL

Gavin Wright stated this is his dad and sister's land. One home is on Oak Lane and the other is located behind it on Goosenest Dr. They purchased a small piece of property from the neighboring lot for the lot on Goosenest to bring the lot to meet the zoning requirements. His dad will build a home below on Goosenest. There will be about 50 feet of sewer that will need to be put in as well as a water lateral. There will be a retaining wall in the back of the lot and near the driveway. Maureen Bushman stated the lot size meets the code.

MAUREEN BUSHMAN MOTIONED TO RECOMMEND APPROVAL OF THE RIDGE VIEW MEADOWS SUBDIVISION PLAT A PRELIMINARY AND FINAL PLAT MELANIE PAXTON SECONDED

VOTE	AYE (5)	NAY (0)	APPROVED
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MAUREEN BUSHMAN CLOSED THE PUBLIC HEARINGS FOR THE FISHER HAVEN SUBDIVISION PLAT A PRELIMINARY AND FINAL APPROVAL AND RIDGE VIEW MEADOWS SUBDIVISION PLAT C.

3. TRAFFIC CODE PROPOSED ORDINANCE DISCUSSION

Ron Gaily asked for clarification on what this code is to accomplish. Melanie Paxton asked where this code came from.

Maureen Bushman stated that it was sent to the Planning Commission from the City Council. Matt Stewart stated that there are some items that need to be removed and is this code even needed. Tanya Willis City Council Member stated that this code is from Phoenix and was the better choice from all the codes she read such as Salt Lake and other cities all around Elk

Ridge and was chosen as a place to start. Discussion ensued on “trips per day”. Ron Gaily stated in a study by the Utah Travel Division on the Wasatch Front there were 11 trips per household per day and homes with children were greater. Elk Ridge is landlocked, and you have to drive everywhere. Maureen Bushman stated the first paragraph is biased and code needs to be neutral, and she recommends removing the introduction. Matt Stewart stated how can unwanted traffic be determined; all traffic is unwanted. Maureen Bushman stated Elk Ridge only has so many streets and ways to get anywhere. The city needs to look at traffic studies and have a traffic study done before a traffic code can be decided. Discussion ensued on how speed limits are determined through traffic counts and the roads that need to be included in a study. The city needs to update the traffic counts. The 2016 traffic count study included Loafer Canyon Road, Rocky Mountain Way, Elk Ridge Dr. north and south up to Park Dr., Park Dr and Goosenest. The most numbers are on the arterial roads which is where they should be. The roads that need to be included in the count are Hillside Drive, which is now completed, Canyon View Dr. which will be completed down to Loafer Canyon Dr. Utah County is shorthanded and cannot do a count for us right now but gave Maureen a short list of companies that do traffic studies, Hills Engineering, Gilson Engineering, CRS Engineers, and WCG Engineering. A collector road should handle 15,000 to 18,000 trips per day, Elk Ridge will never have that. Elk Ridge does not have the volume of cars and residents that Orem or Spanish Fork have and putting counts on roads may not reflect the use of roads. The city really needs more information before it can implement a traffic code. Elk Ridge does not have through traffic and residents plan trips. The General Plan Transportation Map needs to be updated. Ron Hill asked if it's possible to estimate what future development trips per day would be and if there needs to be a collector road going to the south end of the city. If so, then the only way up is High Sierra which would need to be a collector road. Maureen Bushman stated that High Sierra would need to be widened to be a collector road. It was meant to be a connecting road and not a dead end and is not someone's private drive. Whether it is meant to be a collector road is determined by the width of the road and what kind of development would go in. Predictions can be made based on previous studies, but the counts and speeds wouldn't be reflected because of it being future development. Matt Stewart said the city would need data from another part of the city to extrapolate from. Has there ever been a study on a local road in the city? Maureen Bushman stated the city needs to be aware of what the communities around us are doing to enhance connectivity. Ron Gaily asked so what is the purpose of this code then, to set thresholds? Matt Stewart stated the city can set limits all day long but if a development isn't designed to meet those limits it doesn't matter what the set numbers are. Without knowing what the counts are on local streets, how does the city set a limit? Melanie Paxton asked if a limit is set and met then does that mean there is no more development? Ron Gaily stated it could possibly mean no more development. Matt Stewart stated it is not possible to make an estimate to set any type of standards in an undeveloped area such as the south end of town if the roads aren't defined and there is only one road out. Maureen Bushman recommended reading the transportation plan in the general plan to pull from it what is needed for the code and asked if the city needs more than the transportation element in the general plan, does the city need a traffic management code as well. Ron Gaily stated the city needs to know what it is they are trying to accomplish before anything else is decided. Right now, it's not clear what the objective is. Matt Stewart right now he doesn't see any objective other than fixing complaints about traffic. The city isn't trying to figure out traffic around a grocery store which the city doesn't have. All the city has is people back and forth to work, school and in and out of town. Ron Gaily stated if there isn't a problem to be solved other than people complaining it needs to get a stiffer spine and call it good. Melanie Paxton asked the council in the audience what the objective is? Tanya Willis Councilmember stated there are 3 council members that want something like this, with thresholds, in the code. The city needs tools to protect local streets from being exploited and becoming collector streets. One the transportation map the roads are defined but the city doesn't have the tools to keep those classes of streets. Matt Stewart stated that it just sounds like the city doesn't want change and is just shutting down any further growth. Larry Lee stated if a speed study is done on only one specific area than the city is only serving that one area, the study needs to be done city wide. The city needs to think about all the roads, not just a couple. Melanie Paxton stated the planning commission only meets once a month and assignments need to be made so the time between meetings is used efficiently. Matt Stewart stated in his opinion the demographics north of Park Dr. are different then south of Park Dr. and there are more trips per day made from north of Park Dr. The demographics make a difference. The problem for the undeveloped south end of the city is a road will never extend up Elk Ridge Dr. through Mehlhoff's property and no one wants the traffic to go on High Sierra and wants to use professionals in order to do any study and plan in order to consider the future and other options. Larry Lee stated in 20 - 30 years that could change. The city has to be open minded and not get stuck in a corner. Maureen Bushman stated Shawn Eliot recommended putting traffic counts in the same places that were done in 2016 as well as Hillside and Canyon View to mark any differences and at the busiest time of the day. Maureen Bushman will get estimates from the list of engineering companies listed previously. Melanie Paxton will talk to Shawn Eliot about speaking with the planning commission on how thresholds are determined.

There will be no recommendations on the Traffic Management plan until there is more research and data on the roads and traffic study.

4. TRAFFIC STUDY DISCUSSION

Discussion was included with the item 3 Traffic Management Code above.

5. CITY SURVEY

Melanie Paxton would like the mayor separated from the city council on the evaluation page. Maureen Bushman recommends not having number 1 as the first question or to reword it. Ron Gaily stated this is the best first question because it asked about their view of the city without any bias and will change the question to if they feel Elk Ridge is a good place to live instead of how likely they are to tell people that it is a good place to live. The previous survey asked if Elk Ridge has improved, declined, etc. since they moved here, this time it asks in the last 5 years to tighten it up to the recent past and not to childhood memories. Discussion ensued on all the questions and fine-tuned them and will send this out city wide via Everbridge and an email via Xpress bill pay.

6. APPROVAL FOR PLANNING COMMISSION MINUTES FOR OCTOBER 6, 2022

MELANIE PAXTON MOTIONED TO APPROVE THE MINUTES FROM OCT 6, 2022, MAUREEN BUSHMAN SECONDED.

VOTE	AYE (5)	NAY (0)	APPROVED
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MATT STEWART MOTIONED TO ADJOURN MELANIE PAXTON SECONDED.

VOTE	AYE (5)	NAY (0)	APPROVED
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Planning Commission Coordinator