

ELK RIDGE PLANNING COMMISSION

September 11, 2014

TIME AND PLACE OF JOINT FIELD TRIP

A joint field trip between the Elk Ridge Planning Commission and City Council was held on Thursday, September 11, 2014, at 6:30 p.m. at North end of Canyon View Drive on Sunset Avenue.

A field trip was held to discuss the Transportation plan of the General Plan for the continuation of Canyon View Drive down to Loafer Canyon Road.

It was discussed that it was a necessity to connect Goosenest Drive to Canyon View Drive. Planning commission talked about Canyon View Drive connecting an intersection at Ama Fille and swinging to the east to connect down to Goosenest Drive and then to Loafer Canyon Road.

TIME AND PLACE OF JOINT WORK SESSION

A joint work session between the Elk Ridge Planning Commission and City Council was held on Thursday, September 11, 2014, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

PUD AND PARKS DISCUSSION

Shay Stark, City Planner explained that in the PUD ordinance, the developer is required to turn over 25 percent of the property as parks and open space. The question is how the parks and open space are maintained and what do they both look like. The City ends up with a lot of little spaces all over the city, which makes it difficult for the City to maintain. There was an idea to create a provision to allow the developer to develop under the PUD overlay, but would rather put the value of the 25 percent of open space requirement into the improvement of an existing park. The park impact fees will also contribute to the improvement of the parks.

Mr. Dean Ingram, current developer of Elk Ridge Meadows Phase 5, would like to put the money he would have used for the park in Elk Ridge Meadows phase 5 into the big City Park located between Elk Ridge Meadows and Haskell Golf Course Subdivision. The City could probably work out a deal where Mr. Ingram could create 6-8 more lots for the currently planned park for the money towards the bigger park.

Shay Stark, City Planner continued explaining that the City would like to continue the trails of the development. Apparently, there are some other cities that already have an ordinance like that in place.

Kelly Liddiard, Chair, was concerned that residents would have to travel farther to visit a park.

Dean Ingram, Developer explained the benefit of concentrating more funds to one park with the developer having an option to pay a portion to go towards something else to help generate more income; to build something that is going to be used rather than a small park. It is a strain to the City to maintain multiple smaller parks. It could produce a nicer, larger park.

Dale Bigler, City Council, indicated the school in Elk Ridge Meadows will also have a park so it would not be without a close park.

Shay Stark, City Planner said there are plenty of parks within the general plan. There will be trails and other natural open space areas.

Mayor Shelley would like to see a cemetery within the city. Maybe a possibility in the area owned by Wendell Hansen.

Shay Stark, City Planner suggested that the mayor talk with Curtis Roberts, the City Financial Director, because there are certain mechanisms that need to be in place and he has had some experience with cemeteries before.

Mayor Shelley indicated he has done some research and talked with Dave Tuckett of Payson City. He doesn't want to throw out the idea without exploring the options.

Further conversation took place regarding the amenities for a park including a splash pad.

Direction was given to amend the ordinance to include the option for the developer.

PUD/SINGLE-FAMILY HOUSING

Shay Stark, City Planner indicated he had received a call from Chris Salisbury who is the developer for Horizon View Farms town homes. He explained that Salisbury is interested in changing from town houses to single-family homes, but keeping the same street layout. They would be keeping the HOA. Mr. Stark thought that some kind of an option in the PUD ordinance for patio homes might work as an option. Seniors and executives might like the patio home where they wouldn't have to maintain any yards. The market for patio homes is quite good. Salisbury can't make the townhomes work out and be able to make a profit. Patio homes have zero lot lines and the yards are maintained by the HOA. Mr. Stark thought that the patio homes would be more welcome and wouldn't supposedly lower property values. Salisbury would like to go from 74 units down to 50 units, which would result in small lots. He would like 5000-6000 square foot lots. Something needs to be done before he applies.

Ann Brough, PC, thought the senior housing down by the Payson temple was appealing and could work. She described the area with an HOA and a clubhouse. The thought was that there are older residents in Elk Ridge who would like to stay in Elk Ridge, but don't want to maintain a yard.

Shay Stark, City Planner was concerned about the privately owned lots and the HOA. The HOA will not do the maintenance of the landscaping. The HOA will be to maintain the roads. The City is also setting precedence. Mr. Stark likes the idea of a patio home. It is a different product and it would work with an HOA.

Further discussion took place regarding HOA's and if done right, it can work. The community doesn't want small single family lots...patio homes/senior housing is more favorable in the community. Setbacks of at least 10 feet on sides and 12 feet in the back....more research needs to be done. The driveway needs to be a minimum of 20 feet back of the sidewalk to fit F350 Pickups. Vehicles could not be parked on the street with a private road.

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TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, September 11, 2014, at 8:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

- Commissioners:* Ann Brough, Kelly Liddiard, Colin Logue, Andy Costin
- Absent:* Clint Ashmead, Cory Thompson, Kevin Hansbrow, David Clark
- Others:* Shay Stark, *City Planner*
Marissa Bassir, *Planning Commission Coordinator*
Mayor Shelley
City Council, Dale Bigler
Public: Jim Chase, Dean Ingram (Developer)

OPENING ITEMS

Kelly Liddiard, Chair, welcomed at 8:00 PM. Opening remarks were said by Ann Brough, followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

AUGUST 14, 2014 PLANNING COMMISSION MINUTES

There were not any corrections to the minutes.

KELLY LIDDIARD MOTIONED AND COLIN LOGUE SECONDED TO ACCEPT THE AUGUST 14, 2014 PLANNING COMMISSION MEETING MINUTES AS CURRENTLY WRITTEN. VOTE: YES - ALL (4), NO - NONE, ABSENT - (4) CLINT ASHMEAD, CORY THOMPSON, KEVIN HANSBROW, DAVID CLARK

TRANSPORTATION AMENDMENT OF THE GENERAL PLAN

Colin Logue, PC, recapped that there would be a new drawing to figure out if the proposed connection from Ama Fille to Goosenest Drive is feasible.
Kelly Liddiard, Chair, would like to see both options of Hudson Lane or Ama Fille Lane connecting with Goosenest Drive. Tabled until the next meeting.

HARRISON HEIGHTS FINAL PLAT PHASES 1 & 2

Shay Stark, City Planner explained that phase 1 of Harrison Heights consists of nine lots extending Burke Lane from Ridgeview to the south connecting onto Meadow Lark Lane, which was stubbed out from the Doe Hill Development. As it was reviewed, it matches what was approved in preliminary plan application. One issue is that Ridgeview Drive is quite a bit higher than Meadow Lark Lane so there is a grade issue to address. The code requires a transition area of three or four percent slope at the intersection at Meadow Lark Lane. It took a steep slope to get back on top and cutting into the ground a bit. There is a 10 percent slope for a short distance to get back on top. The City engineer approved the slope. This should be the only area in the development with the issue. The second issue is with the owners of Doe Hill Estates finishing Burke Lane.
Mr. Dean Ingram, Developer, stated that he talked with the owners and they would like to get their lots finished so they have received a bid from the excavator to finish the road.
Shay Stark, City Planner explained that the worst case scenario is if they were to back out, Mr. Ingram would have to put in the extra asphalt and curb and gutter and then the Doe Hill owners couldn't develop those lots and would have to tear the street up to get the utilities. It makes sense for them to finish those lots now.
Kelly Liddiard, Chair, asked about lot 1 on the north side. There is a steep slope and he was wondering about drainage retention.
Mr. Dean Ingram, Developer, indicated Doe Hill had dug it all out because the sewer is terrible and that is why the home is sitting up so high because they couldn't get the sewer to flow. They will have to retain it. It isn't bad because that is where all the top soil is sitting.
Shay Stark, City Planner indicated that phase 2 is west of phase 1. Christley Lane goes north of Goosenest Drive. Grades aren't bad and there weren't any issues.
Kelly Liddiard, Chair, asked about the PRV where the asphalt cuts down. Did it get figured out at TRC?
Mr. Dean Ingram, Developer, explained that they went to look at it. Cody Black, Public Works Director, pulled the lid up and saw a tracer line. He got his flashlight and reached down and pulled up a ball of wire. They are pretty sure it goes all the way over to the edge of the asphalt.
Shay Stark, City Planner explained that the PRV is on Burke Lane and the water for the area needs to be below Burke Lane so the final design was to bring from the stub across Burke Lane and tie in and carry along Goosenest Drive over to Christley Lane. There is an upsized 10 inch line along there for fire flow.
Mr. Dean Ingram, Developer, indicated they would be moving the fire hydrant back from Burke Lane so it isn't a hazard.

KELLY LIDDIARD MOTIONED AND ANDY COSTIN SECONDED TO ACCEPT AND RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE HARRISON HEIGHTS FINAL PLAT FOR PHASES 1 AND 2 AS PROPOSED. VOTE: YES - ALL (4), NO - NONE, ABSENT - (4) CLINT ASHMEAD, DAVID CLARK, KEVIN HANSBROW, CORY THOMPSON

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CITY COUNCIL UPDATE

Mayor Shelley reported that there was training for the city council and staff the previous night. It was an eye opener for the city council to learn how city government is supposed to work with the staff, the mayor and the council. There will be more training to follow up on how the City is financed. There is plans to provide a quarterly report and hold a “City finance 101” where it is explained where funds can be used, what funds have to be used where, where do funds come from, how are they expended, etc. He would like to see it on the website and in the newsletter if it makes sense. The City is working to get residents more involved in the neighborhood watch program by putting together a flier and magnet to distribute. The City is also looking at converting the home on the City property for City offices. There is a lot of room and it could be very beneficial. The research is being done to see what the options are. The public will hear about it before there are any decisions. There is plenty of room to add onto the building if necessary. They would like to have a plan in place including the park.

Clint Ashmead, PC, has asked to be released. So he is looking for a replacement for the alternate planning commission member. Any recommendation is welcomed.

Kelly Liddiard, Chair, asked about the gravel pit.

Mayor Shelley explained that Robert Nelson has finished and the City will take over the sale of the product that is available. If someone wants some product, they need to call the city and work through Cody Black, Public Works Director, and he will help them. There is a lot of excavation to still be done. The deal didn’t go the way anybody wanted it to.

KELLY LIDDIARD MOTIONED AND COLIN LOGUE SECONDED TO ADJOURN THE PLANNING COMMISSION MEETING. VOTE: YES - ALL (4), NO - NONE, ABSENT - (4) CLINT ASHMEAD, KEVIN HANSBROW, DAVID CLARK, CORY THOMPSON

ADJOURNMENT –Chair, Kelly Liddiard, adjourned the meeting at 8:35 p.m.

Planning Commission Coordinator