

ELK RIDGE PLANNING COMMISSION

March 13, 2014

TIME AND PLACE OF WORK SESSION

A work session of the Elk Ridge Planning Commission was held on Thursday, March 13, 2014, at 6:30 p.m. at 80 East Park Drive, Elk Ridge, Utah.

HASKELL GOLF COURSE SUBDIVISION FIELD TRIP

The planning commission invited the city council to visit the site of Haskell Golf Course Subdivision at 500 Olympic Lane; however, there were not any city council members in attendance.

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, March 13, 2014, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Kevin Hansbrow, Colin Logue, Cory Thompson, David Clark, Andy Costin, Ann Brough

Absent: Clint Ashmead, Kelly Liddiard,

Others: Shay Stark, *Aqua Planner*

Marissa Bassir, *Planning Commission Coordinator*

Mayor Hal Shelley, *City Council:* Brian Burke, Paul Squires

OPENING ITEMS

David Clark, Co-Chair, welcomed at 7:00 PM. Opening remarks were said by Kevin Hansbrow, followed by the pledge of allegiance.

APPROVAL OF AGENDA

No changes were made to the agenda.

PARK SURVEY RESULTS

Shay Stark, City Planner indicated the survey was sent out with the utility bills in December 2013. The PUD Park was brought up last fall with some issues and the City wanted to get some feedback from the residents to know what they would like for the parks within the city. The 2010 general plan states there will be eight parks within the city. It is expensive to have the staff and maintain the parks. Mr. Stark went through the questions in the survey and the results from them.

Demographics

- *Current population is a little over 2,700 people.*
- *There are 726 residential units.*
- *175 families representing 642 people responded to the survey.*
- *24% response rate spread through the community.*
- *All age groups are well represented.*

Interpretation of Demographics - *The high percentage of responses combined with broad representation of all ages across the community means this is a very important issue for the residents of the community.*

Current Use of Parks

- *The City currently does not have a large number of parks nor great variety of amenities.*
- *The survey asked about frequency of use of parks within and without the City and use of trails.*
- *The residents were asked about use of parks outside of the community to learn if lack of parks might factor into the responses.*
- *Use of current City Parks: 3% daily, 14% weekly, 25% monthly, 58% rarely*
- *Use of parks outside of the community: 1% daily, 6% weekly, 19% monthly, 74% rarely*
- *Use of City trail system: 9% daily, 13% weekly, 9% monthly, 69% rarely*

Current Use of Parks Interpretation

- *Use of parks and trails weekly or more frequently are roughly 2/3's families with parent age 22 to 40 with children ranging from 0 to 15. The other 1/3 of the use is mainly parent ages 41 to 70 with children 6-15.*
- *Park and trail use for the most part seem to be exclusive of each other.*
- *Park use outside of the community is generally by the same people using the parks in the community.*

Top 10 Amenities People Would like to Have: 63% restrooms, 53% picnic pavilion, 52% swimming pool, 51% trails, 40% splash pad, 39% tot lot, 39% indoor exercise, 31% tennis court, 27% outdoor exercise, 26% soccer fields.

Top 5 City Sponsored Activities People Would Participate In: 40% adult fitness, 36% swimming lessons, 27% youth soccer, 23% art classes, 22% community theater.

Support Increase in Taxes for Parks and Trails Program: *This was a 50/50 split with one response more favoring yes to increased taxes.*

Support 8 Community Parks.

- *58% Scale back number of parks.*
- *36% Maintain 8 parks as proposed.*
- *2% Increase number of parks proposed.*
- *2% No comment.*

67 Take Away Points:

- 68 • *The high percentage of response and broad demographic of responders show that this is an issue that is important to the*
- 69 *community.*
- 70 • *Only a small percentage of people currently use the parks and trails system on a regular basis.*
- 71 • *The small number of current users very likely explains the split on increasing taxes to pay for parks.*
- 72 • *There is a definite list of amenities and activities that people would like to see in the community.*
- 73 • *Most people feel the City can get by with fewer parks than proposed in the 2010 General Plan.*

74
75 Next:

- 76 • *The data will be studied by location to see if there are areas that certain park and trail amenities are most desired.*
- 77 • *Data will be used to look at current and potential locations and define potential amenities for each of the parks to develop costs*
- 78 *and proportionate shares for the impact fee analysis.*
- 79 • *Codes, standards and plans will be reviewed and revised if necessary.*

80 Cory Thomson, PC, questioned if the research had been done to know, for example, if the bathrooms were equally as important to the

81 residents on the north end as the south end.

82 Shay Stark, City Planner, indicated that he hadn't had a chance to get into the results that deep. The next step is to look at where there

83 are potential parks, which people responded to what questions. So if everyone in a certain area wanted a splash pad, then they would

84 want to put the splash pad in that certain park.

85 Mayor Shelley asked why the city would build a structure that is only used four months out of the year. It is a big cost.

86 There are splash pads at the Gateway in Salt Lake and in Farmington Station that are used year round. They could also be used for ice

87 skating.

88 Shay Stark, City Planner, indicated that if residents are going to use the park and trails, they are going to use them often. Once the trails

89 are tied together the percentage of usage will increase.

90 Kevin Hansbrow, PC, commented on the use of the trail in Spanish Fork because it is long and connected, but a little hidden.

91 Mayor Shelley indicated if the Highline Canal is buried, then that is intended for a trail and will connect with the South County Trail

92 System so Elk Ridge trails could connect with it.

93 Paul Squires, City Council, commented that when applying for grants for addition of the trail system. If the City were to tie into the

94 federal property of the Highline Canal, the City is more likely to receive the grant.

95 Brian Burke, City Council, said that the 3% daily usage of the current parks needs to take into consideration that in the winter time, the

96 usage is lower. Summer is higher. Mr. Burke also stated that in the winter time they try to keep the walk way around the Shuler Park

97 clear.

98 Kevin Hansbrow, PC, suggested doing another survey during the summertime at the city celebration. Possibly set up a booth at the craft

99 fair and get resident's feedback.

100 Paul Squires, City Council, commented that there should be a drawing of the City's trail system for the resident's to view.

101 Ann Brough, PC, commented that when she received the survey, they were thinking in the nicer weather, how often they use the park.

102 Kevin Hansbrow, PC, suggested that when the trails are connected, the City install mile markers so people will know how far they have

103 traveled.

104 Brian Burke, City Council, suggested having some covered pavilions and renting them to create some revenue for the City.

105 Mayor Shelley stated that the current pavilion can be reserved for \$25.

106 Brian Burke, City Council, mentioned that swimming pools are by far the most expensive amenity.

107 Colin Logue, PC commented that a splash pad may be the way to go.

108 Mayor Shelley discussed the possibilities of classes and other amenities once there is more build-out and a school. There could also be

109 possible commercial projects that would affect the city.

110 Colin Logue, PC discussed the possibility of having a free splash pad, but not allow outside food or drink and have a concession stand.

111 He questioned if the zoning would allow something like that.

112 Shay Stark, City Planner said it should be allowed because most baseball diamonds have concession stands. He also indicated that he

113 had designed a few concession stands where there is bathrooms attached. Most times, Cities will rent out the space and the rental fee

114 really ends up just paying for the electricity and water. It doesn't really make money. He has never seen a splash pad that is fenced in

115 with concessions. He doesn't know how it would work.

116 Brian Burke, City Council, made a comment regarding a resident (Paxton) above the park that owns a lot on the corner of Alpine and

117 Mahogany that has talked about putting in a pool on that lot. Maybe there is a possibility that the City could make some deal with them.

118 Further discussion took place regarding bathrooms and the size of parks that would need a bathroom. The City would need to grow

119 significantly to accommodate a bathroom because they can be expensive to maintain, especially when there is vandalism.

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121 STREET LIGHTING FOLLOW UP DISCUSSION

122 This item was postponed due to the delay in getting a hold of SESD for some number information to discuss.

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124 RESIDENTIAL FENCE TRAINING

125 Ann Brough, PC, explained that the purpose of the regulations was for no excessive fence heights, preserve the visual line of sight for

126 cars on the street or approaching intersections or cars backing out of driveways, and to keep the street side of neighborhoods open and

127 inviting. Most of it is for safety. Fence, walls and hedges can be eight feet in the back, three feet in the front. As far as batting cages,

128 swimming pools, etc. can be no more than 18 feet if they don't obscure sight.

129 Colin Logue, PC, asked about the three feet in front. Is it the exact front of the property or anything in front of the house?

130 Ann Brough, PC, confirmed it was three feet for anything in the front of the house. If there is rock and shrubbery that forms a barrier,

131 then it is considered a fence. Corner lots – front yard has the same rules as any lot, but the side yard facing the street has different rules.

132 There can be an eight foot fence behind the line drawn perpendicular from each front corner of the home to the side street. The fence
 133 can extend to the road right-of-way, which is generally nine feet behind a curb and if on a main road, it is ten feet.
 134 Shay Stark, City Planner indicated that the code is in Chapter 12 of Title 10 of the City code. It is general to everything and it applies to
 135 any residential property. Commercial is just a bit different.
 136 Ann Brough, PC, was a little confused because if there are trees that are lining a property and are taller than 8 feet, does that mean they
 137 are in violation because it is meant to form a barrier. Fences can be built with anything that is consistent with the nature type and
 138 esthetics of other such improvements within the surrounding areas. Retaining walls and hedges grouped together are considered a fence.
 139 David Clark, PC asked if a person would need a permit to put up a fence taller than eight feet.
 140 Ann Brough, PC, replied there are not any fence permits. Retaining walls – if the retaining wall is over ten feet in height, they have to
 141 be terraced, except for external basement stairs. Fencing on top of retaining walls – up to eight feet above finished earth being retained.
 142 For any retaining wall above 30 inches, a fence or guardrail must be installed. A retaining wall to contain soil or assist in the slope of
 143 the property, have to have plans stamped by a certified engineer. If someone is non-conforming...Non-conforming referral appeal -
 144 where in the opinion of the zoning administrator the proposal for an existing fence, wall, hedge or similar enclosed planting or structure
 145 if it does not conform to the above criteria, he or she shall immediately pursue the removal of the planting or structure or the correction
 146 of issues that may exist causing violation of the provisions herein or refer the application back to the applicant for correction. Any
 147 person aggrieved by the decision of the zoning administrator may appeal said decision to the appeal authority that shall have the
 148 authority as an appeal and in terms of the Utah state code.
 149 Ms. Brough also summarized a Supreme Court case clarifying the boundary lines. In short, it is cheaper to have property surveyed to
 150 know where the property line for a fence lies than to go to court.
 151 Colin Logue, PC asked what the recourse was for some damage to a vinyl fence in between two properties and one person paid for the
 152 fence.
 153 Mayor Shelley indicated it was a civil matter. The fence becomes personal property.
 154 Further discussion took place regarding the paying for fences between property owners, insurance when damaged and surveying
 155 property.

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 157 **FEBRUARY 27, 2014 PLANNING COMMISSION MINUTES**

158 There were not any corrections to the minutes.

159
 160 **CORY THOMPSON MOTIONED AND ANDY COSTIN SECONDED TO ACCEPT THE FEBRUARY 27, 2014 PLANNING**
 161 **COMMISSION MEETING MINUTES AS CURRENTLY CONSTITUTED. VOTE: YES - ALL (5), NO - NONE, ABSENT -**
 162 **(2) KELLY LIDDIARD, CLINT ASHMEAD**

163
 164 **CITY COUNCIL UPDATE**

165 Mayor Shelley provided an update of City Council. He is working on getting all the signatures for the Elk Ridge Meadows Phase 2 Park.
 166 He has called all the 40 individuals that haven't signed yet and would like to have all the required signatures by Friday, March 14. If not,
 167 he will begin knocking on doors on Monday. By the end of next week, he will take the signatures to the County Recorder for a quit
 168 claim deed to get the park and start working on the park.

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 171 **OTHER BUSINESS**

172 Mr. Cory Thompson has the next training on March 27.

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 175 **ADJOURNMENT** – Co-Chair, David Clark, adjourned the meeting at 8:18 p.m.

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 Planning Commission Coordinator