

1 ELK RIDGE PLANNING COMMISSION

2 March 23, 2017

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4 **TIME AND PLACE OF MEETING**

5 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, March  
6 23, 2017, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

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8 **ROLL CALL**

9 *Commissioners:* Jared Peterson, Stacey Petersen, Jim Chase, David Clark, Jared Barton  
10 *Absent:* Bruce Thorpe  
11 *Others:* Royce Swensen City Controller, Paul Crook City Council  
12 Laura Oliver, Planning Commission Coordinator  
13 *Public:* Elizabeth Moldenhaur

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15 **OPENING ITEMS**

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17 Jared Petersen welcomed at 7:00 PM. Opening remarks were said by Stacey Petersen followed by the  
18 pledge of allegiance.

19  
20 **JARED BARTON MOTIONED TO APPROVE THE AGENDA. WITH THE NOTED**  
21 **EXCEPTION OF CHANGING MARCH 23 TO MARCH 09. BRUCE THORPE SECONDED.**  
22 **APPROVED - VOTE: YES - ALL (5), NO - NONE, ABSENT - (1) BRUCE THORPE**  
23

24 **PLANNING COMMISSION ACTION ITEMS**

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26 **APPROVAL OF PROPOSED CONDITIONAL USE PERMIT, HOBBY ANIMALS (CHICKENS)**

27 Jared Peterson – In looking at the map provided it looks like everything complies. Asked the Planning  
28 Commission has if there were any questions.

29 David Clark – Asked how many chickens were permitted

30 Shay Stark, City Planner – Believes it to be 6 chickens permitted.

31  
32 **DAVID CLARK MOTIONED TO APPROVE THE PROPOSED CONDITIONAL USE PERMIT,**  
33 **HOBBY ANIMALS (CHICKENS) AT 467 EAST OAK LANE FOR SCOTT AND ELIZABETH**  
34 **MOLDENHAUER. STACEY PETERSEN SECONDED THE MOTION**  
35 **APPROVED - VOTE: YES - ALL (5), NO – NONE (0), ABSENT, BRUCE THORPE.**  
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37 **APPROVAL OF MARCH 09, 2017 MINUTES**

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39 **JIM CHASE MOTIONED TO APPROVE THE MARCH 09, 2017 MINUTES.**  
40 **STACEY PETERSEN SECONDED THE MOTION**  
41 **APPROVED – VOTE: YES ALL (5), NO- NONE, ABSENT, BRUCE THORPE**  
42

43 **PLANNING COMMISSION DISCUSSION**

44 **FIVE FOOT WIDE SIDEWALKS**

45 Shay Stark, City Planner – The standard sidewalk width in Elk Ridge is four feet wide. There has been a  
46 movement in communities over the past decade to increase the minimum required sidewalk width to 60”  
47 (five feet). This movement has been supported by FHWA and ASHTO and is reflected in their guidelines.  
48 While the 60” minimum width is a suggestion the 2010 ADA Standards for Accessible Design published  
49 by the Department of Justice and codified in 28 CFR Part 36 require the following:

50 403.5.3 *Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall*  
51 *provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either: a space*  
52 *60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an intersection of two walking*  
53 *surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped*  
54 *space extend 48 inches (1220 mm) minimum beyond the intersection.*

55 It is this ADA passing requirement and the idea that a 60" width will allow two pedestrians to pass each  
56 other without interference that have driven the movement to the 60" minimum sidewalk width.

57 Options:

- 58 · Leave the standard with at four feet. A great deal of the land area in the City is built out with either  
59 four foot sidewalks or no sidewalks. Most of the city if built out at this.
- 60 · Move to a five-foot standard applied to all future development. While this is the easiest to enforce it  
61 will create many transitions between four foot and five foot widths.
- 62 · Move to a five-foot standard in new subdivisions that are independent from existing four-foot  
63 sidewalk except at connections to an existing street. Existing streets with four-foot sidewalk would  
64 remain consistent with four-foot sidewalk but new streets would be constructed with five-foot  
65 sidewalk. - **Perhaps the best option.**

66 David Clark – Asked how much of the city has sidewalk.

67 Shay Stark, City Planner – At the most, 1/3 to 1/2 of the city has sidewalks. Salem Hills doesn't have  
68 sidewalks. Half of the section below Park Drive doesn't have sidewalks.

69 Jared Petersen – Asked if the city does not go to 5 feet sidewalks, are the passing spaces, driveways,  
70 still sufficient or could it be a problem or legal issue.

71 Shay Stark, City Planner – That depends on who is asked. Shay Stark, City Planner is watching this  
72 and there have been different approaches in different states. When the ADA standards were  
73 originally derived, no one was thinking about streets on a mountain side. Most of the  
74 requirements were designed around a building or a site. They did not spell out architectural ADA  
75 for a site vs street; this has been a problem. There are groups that look for ADA issues and  
76 threaten cities for not being in compliance with ADA requirements. Elk Ridge City's liability is  
77 very low. There is nothing in the ADA requirements that says the city has to have 60 inch wide  
78 sidewalks. There just needs to be a 60 inch passing area.

79  
80 Discussion on Five Foot Sidewalks Ensued.

81 This was just a discussion and no action was taken

## 82 **GENERAL PLAN – REVIEW INTRO AND VISION CHANGES AND LAND USE**

83 Planning Commission reviewed changes from previous meeting to the General Plan's Intro and Vision  
84 Statement and finalized the Vision Statement.

85 Jared Barton will send the changes to the City Council for their input.

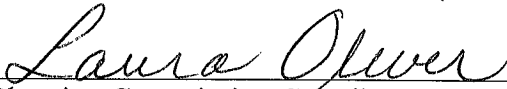
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87  
88 Discussion ensued on the General Plan's Land Use Chapter regarding goals, elements, different zones,  
89 animal rights, the option of getting rid of PUDs, and property owner's rights.

90 Shay Stark, City Planner will update the population data etc.

## 91 **CITY COUNCIL UPDATE**

92 Shay Stark, City Planner – Reviewed the City Council motions on Lee Haskell, Developer's Commercial Site  
93 plan.  
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100 **OTHER BUSINESS**  
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102 **MEETING WAS ADJOURN AT 8:45 pm**  
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106 Planning Commission Coordinator