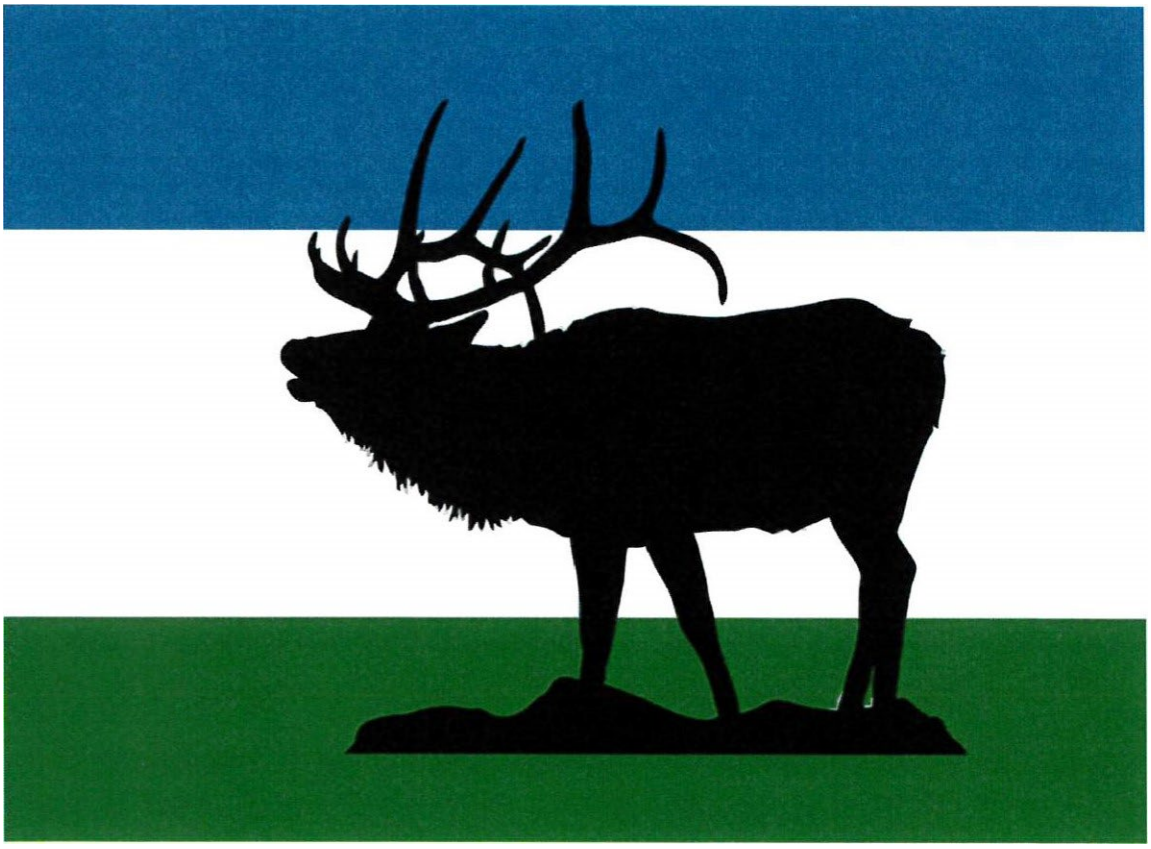
ELK RIDGE CITY GENERAL PLAN 2024



Introduction

What Is the General Plan

The General Plan defines the overall vision of Elk Ridge City and is to be used as a guide for the decision-making process to achieve and maintain that vision. It should remain flexible enough to allow administrative and legislative processes to freely function, yet it must contain sufficient clarity and specificity to provide a framework for decisions.

City administrators must carefully consider the General Plan when implementing policies and ordinances set forth by the City's legislative body. Likewise, the legislative body must carefully consider the General Plan when enacting ordinances or resolutions that affect the character of the city.

The General Plan also gives guidance to the residents, as they have considerable influence in how well the city conforms to the Plan. Residents should be able to easily read and comprehend the objectives contained herein.

Compilation and Approval of the Plan

The General Plan is compiled jointly by the Planning Commission, City Council, City administrators, and City staff with input from residents of the city who wish to express their opinion. Once the compilation is complete, it is adopted, by resolution, by the city legislative body with or without modification.

Legislative Authority

Elk Ridge City in accordance with Title 10 Utah Municipal Code, Chapter 9a Municipal Land Use Development and Management, Part 4 General Plan of the Utah Code Annotated, has legally prepared and adopted the following Elk Ridge City General Plan 2024.

Overview

Community Vision Statement

We desire to establish a safe, friendly, and family-oriented community that coexists with the natural hillside environment where residents can enjoy the picturesque mountains, fresh air, native wildlife, and the grandeur of dark skies. This vision includes well-planned roads, parks, trails, and natural open space areas throughout the city with connections to nearby natural areas in cooperation with adjacent communities.

Historical Setting

In 1968, a land developer named James Winterton purchased a portion of the 1,726-acre Goosenest Ranch from the James Fayette Shuler family. Mr. Winterton submitted a subdivision plat to Utah County under the project name of Salem Hills because of the proximity of the development to the town of Salem. In the fall of 1971, Utah County approved the development, but as a condition of approval, they required the area to incorporate if the population ever exceeded 100 permanent residents. Over time, residential lots were developed. On December 22, 1976, Salem Hills was incorporated. About a year and a half later, in a special election, the residents of the town voted to change the name to Elk Ridge. This name was chosen because of the elk herds that have historically wintered in the vicinity of the town.

For more information on the history of Elk Ridge please go to the following website:
https://www.elkridgecity.org/elk-ridge-history

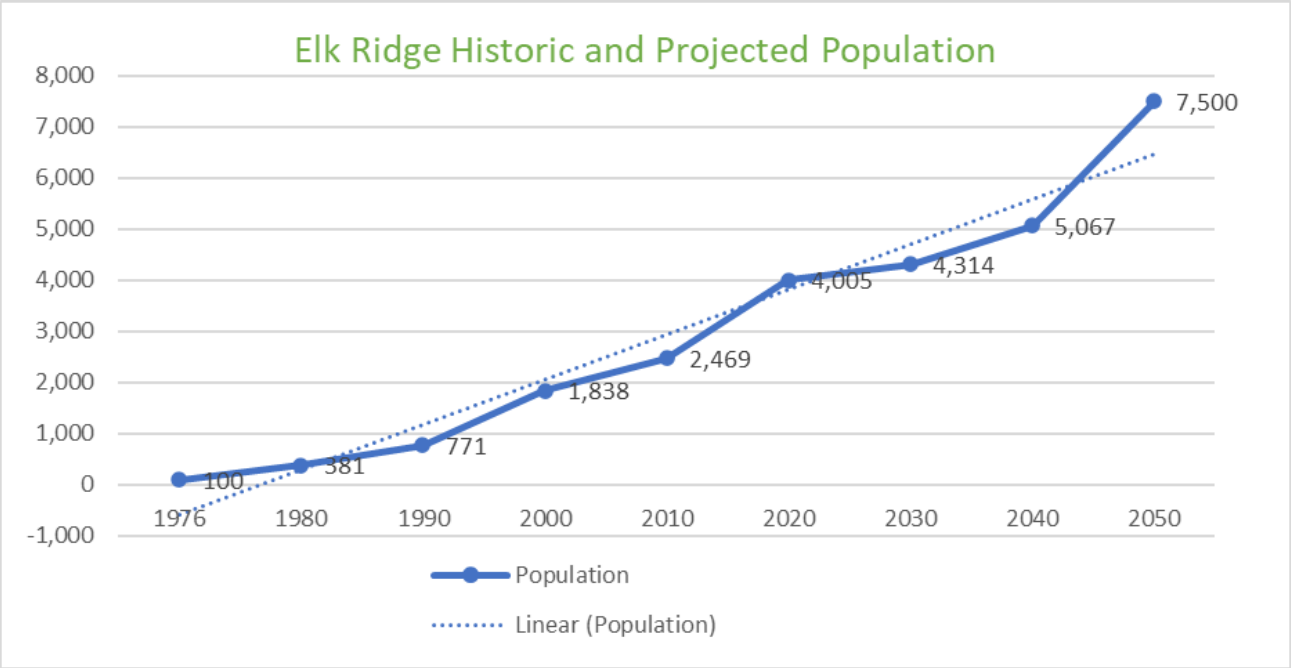


Chart 1

Plan Elements

There are several elements covered in the General Plan. Each element is discussed separately in a chapter that includes the purpose for the element (as needed), the element objective if any, background information (as needed), specific considerations (as needed), and implementation strategies (if applicable. These are to help provide a blueprint for the Planning Commission, City Council, City administrators, and residents to carry out the intent of the General Plan. The elements found in this plan are the following:

- Land Use
- Annexation
- Transportation
- Pedestrian, Bicycle, and Trail Facilities
- Parks, Recreation, and Open Space
- Moderate-Income Housing
- Demographics

Publicly provided services and associated facilities are covered in the Elk Ridge City's Capital Facilities Plan.

Land Use Element

Element Purpose

The Land Use Element is the primary element used to make the community vision a reality. The distribution, density, usage, and preservation of real property throughout the city will determine its overall character. Exceptional care should be used to assure all land use decisions are made in concert with this portion of the General Plan and the community vision.

A community is made up of people who differ in how they desire to use their residential property. The community also includes parks, churches, schools, businesses, etc., which enhance the quality of life for all residents. City zoning should clearly define the parameters of land use within each zone, thus preserving the desirable characteristics of the community.

Zoning provides guidance for density of development, such as the size, height, and location of structures allowed on a parcel. Zoning helps to shape the character of the community and protects the features of the natural surroundings, which are often the main reasons residents choose to live in Elk Ridge.

Element Objective

Give guidance concerning the zoning, development, and permitted uses of land within the city.

Background

Elk Ridge is considered an exurban city. An exurban city is an area outside the typically denser suburban areas, situated in a more rural setting. The city may be near farmland, forested areas, or natural open space but has a denser population than a typical rural area.

Elk Ridge consists of approximately 1,872 acres or 2.84 square miles of land within its current city boundary. The annexation planning boundary for Elk Ridge potentially adds approximately 150 acres, for a total build-out potential of 3.10 square miles.

Currently, about 940 acres or 50% of the total city acreage is developed or under development with approved lots. A little over 480 undeveloped acres resides in the Critical Environmental (CE-3) and Hillside Residential (HR-1) Zones south of the currently developed neighborhoods. Of the remaining 460 acres, 260 acres are in the CE-2 Zone. The rest of the acreage is mainly located on the fringes of existing development with some smaller areas interspersed throughout the city. As stated above, there are still about 150 acres of land in the annexation declaration. This translates to the possibility of anywhere between 250 to 500 potential new dwellings, which will add approximately 1,000 to 1,500 new people. It is forecasted that Elk Ridge's total population could be around 6,500 to 7,500 people.

The forecasted population could vary significantly depending on the slope of the land, buildable area, and zoning at the time of annexation. With continued growth, residents have noticed significant changes in the community. To some residents, the community may seem more suburban or exurban as formerly open ground is transformed into neighborhoods. While the pace of growth may slow down in the future, it will still continue to transform the character of the community. It is the role of zoning to help preserve the key characteristics of Elk Ridge balanced with private property rights.

Elk Ridge Residential Land Use Designations

Hillside and Environmentally Sensitive Areas Designation

The Hillside and Environmentally Sensitive Areas Designation is for areas of the community, including within the annexation declaration, that have limited developmental potential. These areas typically include, but are not limited to, areas with steep slopes, unique soils, drainages, and other natural conditions. For safety reasons, the city encourages minimal disturbance on each building lot and requires a clear area around homes and other structures to create a defensible space for fire protection. This designation does allow for grazing animals and/or other animal rights on large parcels. Consideration should be given to the types and number of animals to minimize impact on native vegetation and wildlife habitat and activity. To minimize development impact and maximize use of land, clustered home sites are recommended. Any development in these areas will require extensive environmental review. Zoning designations in these areas include the Critical Environmental (CE-2 and CE-3) zones and the Hillside Residential (HR-1) Zones. Please review the Urban/Wildland Interface Area requirements:
https://codelibrary.amlegal.com/codes/elkridgeut/latest/elkridge_ut/0-0-0-3196

Low-Density Residential Designation

The Low-Density Residential Designation allows for low-density residential developments on one-half acre or larger lots. Uses include single-family dwellings, home occupations, and accessory apartments. Animal rights are limited to types of animals that are appropriate for a residential neighborhood. Corresponding zones include the Residential and Livestock (R&L-1-20,000) and the Residential (R-1-20,000).

Medium-Density Residential Designation

The Medium-Density Residential Designation allows for smaller lots in a more compact setting. Uses include single-family dwellings, home occupations, and accessory apartments. Animal rights are limited to types of animals that are appropriate for a residential neighborhood. The Residential (R-1-15,000) Zone is the appropriate zone for this designation.

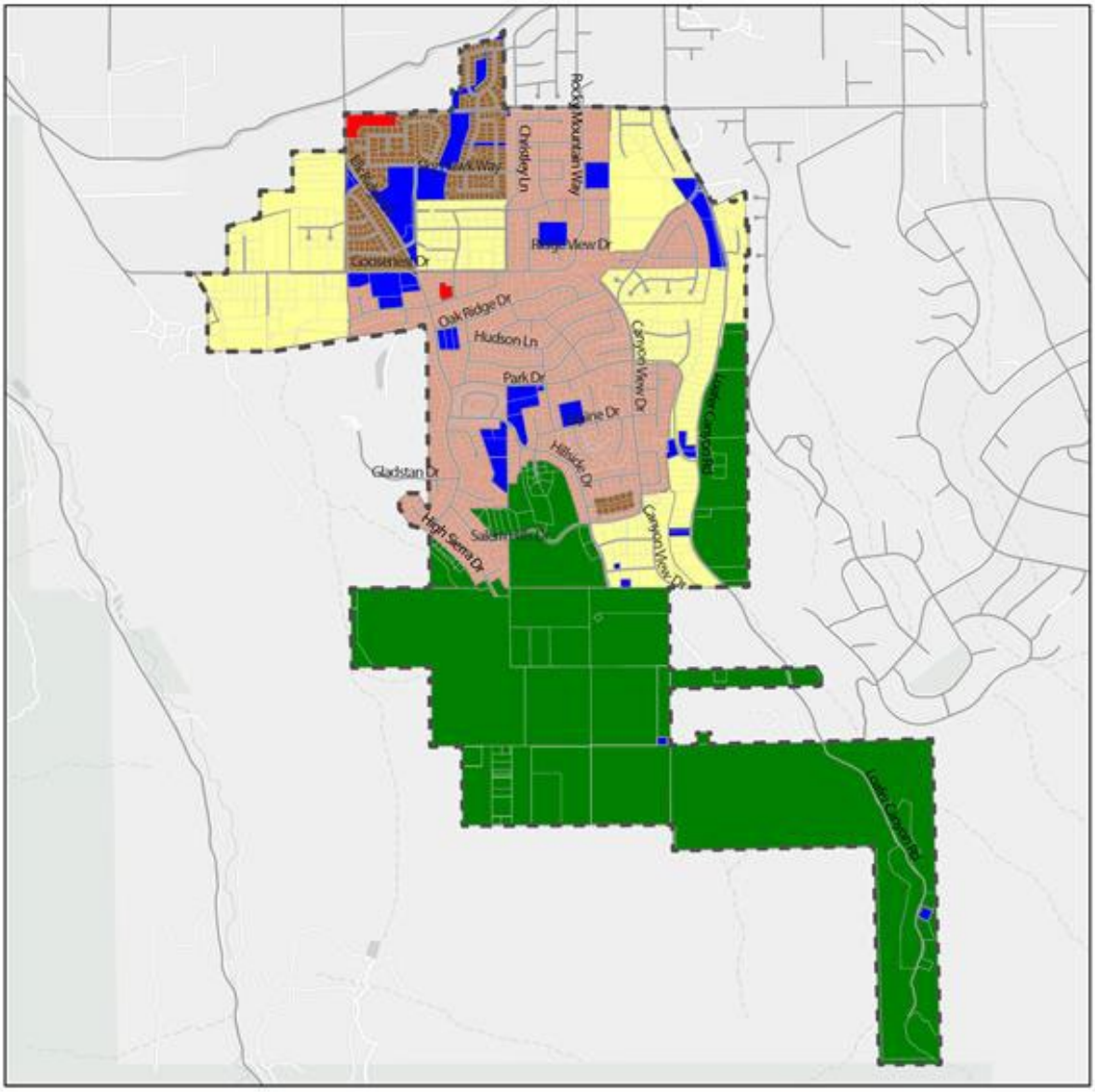
High-Density Residential Designation

The High-Density Residential Designation is for areas of the city that historically allowed for small lots of one-fourth acre in size, typically used for single-family dwellings and accessory apartments. The High-Density Residential Designation is limited to areas of the city that match the square footages of the surrounding lots in the Salem Hills Subdivision. This designation is very limited and corresponds to the Residential (R-1-12,000) Zone.

General Commercial Designation

The General Commercial Designation is for retail and service facilities designed to satisfy the needs of Elk Ridge and the surrounding areas. Commercial areas adjacent to residential areas must be designed to ensure privacy, tranquility, dark skies, and limited access to residential property. The General Commercial (GC) Zone corresponds to this designation.

General Land Use Map



Elk Ridge City Boundary

0 0.25 0.5 1 Miles

Land Use Designations

- Hillside and Environmentally Sensitive Areas
- Public Facilities/Institutional
- General Commercial
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential

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Map 1

Public Facilities/Institutional Designation

This designation is for properties around the city that are used for public and quasi-public purposes. The Public Facilities/Institutional Designation is for areas where city buildings, major utilities, parks, open spaces, golf courses, churches, libraries, cemeteries, and other public facilities are appropriate. Quasi-public institutional land is the term used to denote land or space which serves a public function, but which is privately owned. The archetypal example of quasi-public institutional land in Utah are churches. While privately owned, they may on occasion be used for public purposes such as emergency shelters in times of natural disasters. The Public Facilities (PF) Zone corresponds to this designation.

Land Use Considerations

Complementary Land Uses

Planned land uses should complement adjacent development types and local environmental conditions.

Removal of natural landscape features including ridgelines, ravines, and mountain tops shall not be permitted. Removal of such features would be a gross violation of the City's desire to be complementary to the existing landscape.

Environmental Hazard

Planned development on or along steep hillsides, ridgelines, ravines, drainages, and other natural features, within any area, should be carefully studied and analyzed for geological destabilization, watershed impacts, and to ensure compliance with city code.

Service Availability

Services (sewer, water, storm drainage, roads, etc.) applicable to any development must be constructed prior to or as part of any approval.

Emergency equipment access within an area must be a primary concern. There should be no plans for development without conditions or ordinances that clearly enumerate emergency equipment access and conditions upon which any given area may be developed.

Strategies

Review the Zoning Ordinance and Map

Ensure every zone has applicable ordinances that specifically deal with the following:

- Emergency equipment access.
- Water, sewer, and storm drain services.
- Multiple ingress and egress requirements in case of wildland fires, earthquakes, or other natural events.
- Protection of significant natural landscape features
- Introduction or increase of the likelihood of an environmental hazard.

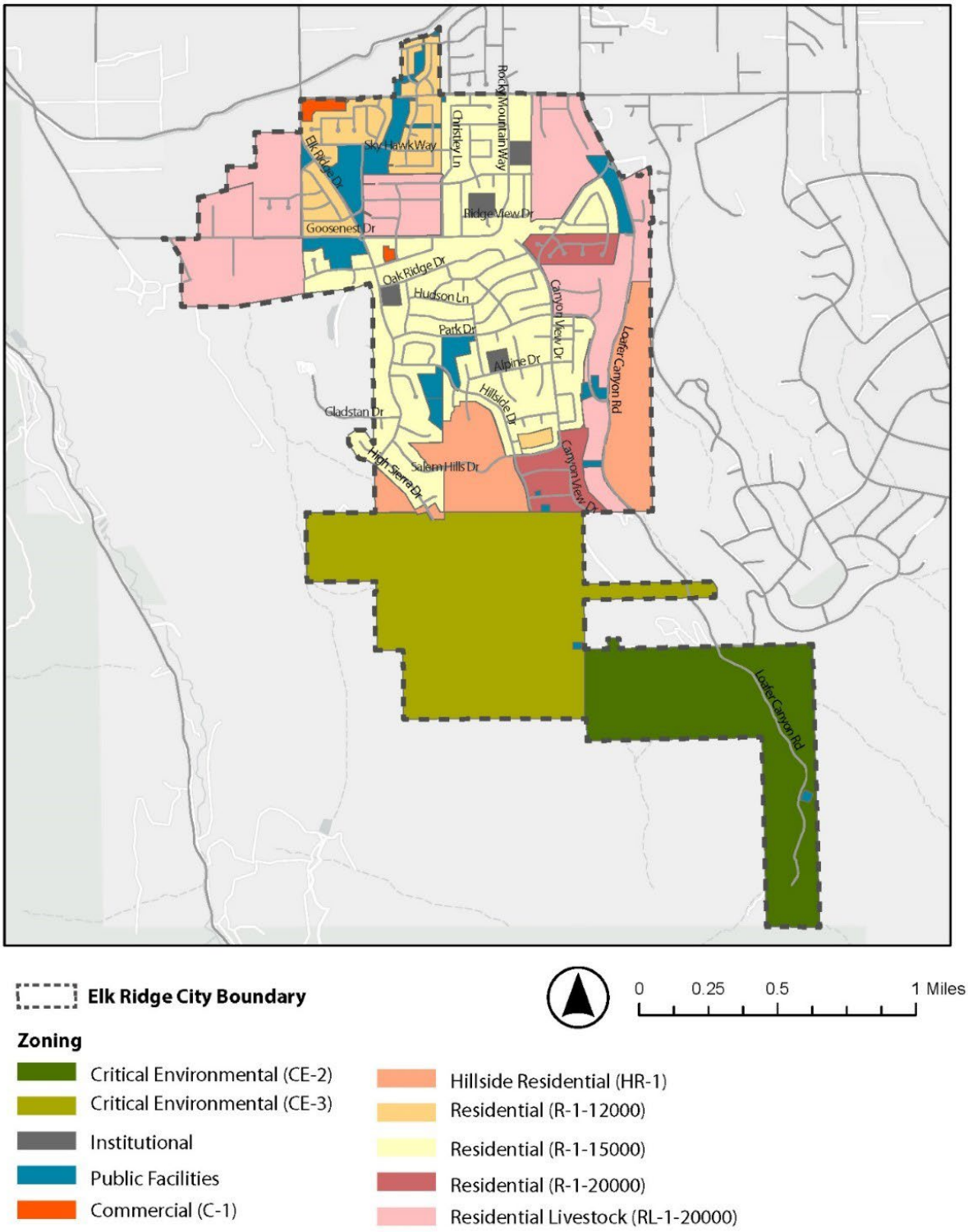
Educate Residents on the Wildland-Urban Interface

Elk Ridge is designated as a wildland-urban interface area. This means that the City recognizes the unique hazards that are created by choosing to live on a mountainside surrounded by minimally developed natural habitat. There are inherent dangers with respect to fire and flood because of the community's location.

Residents need to be aware of these dangers and informed of steps they can take to protect not only themselves but also their neighbors.

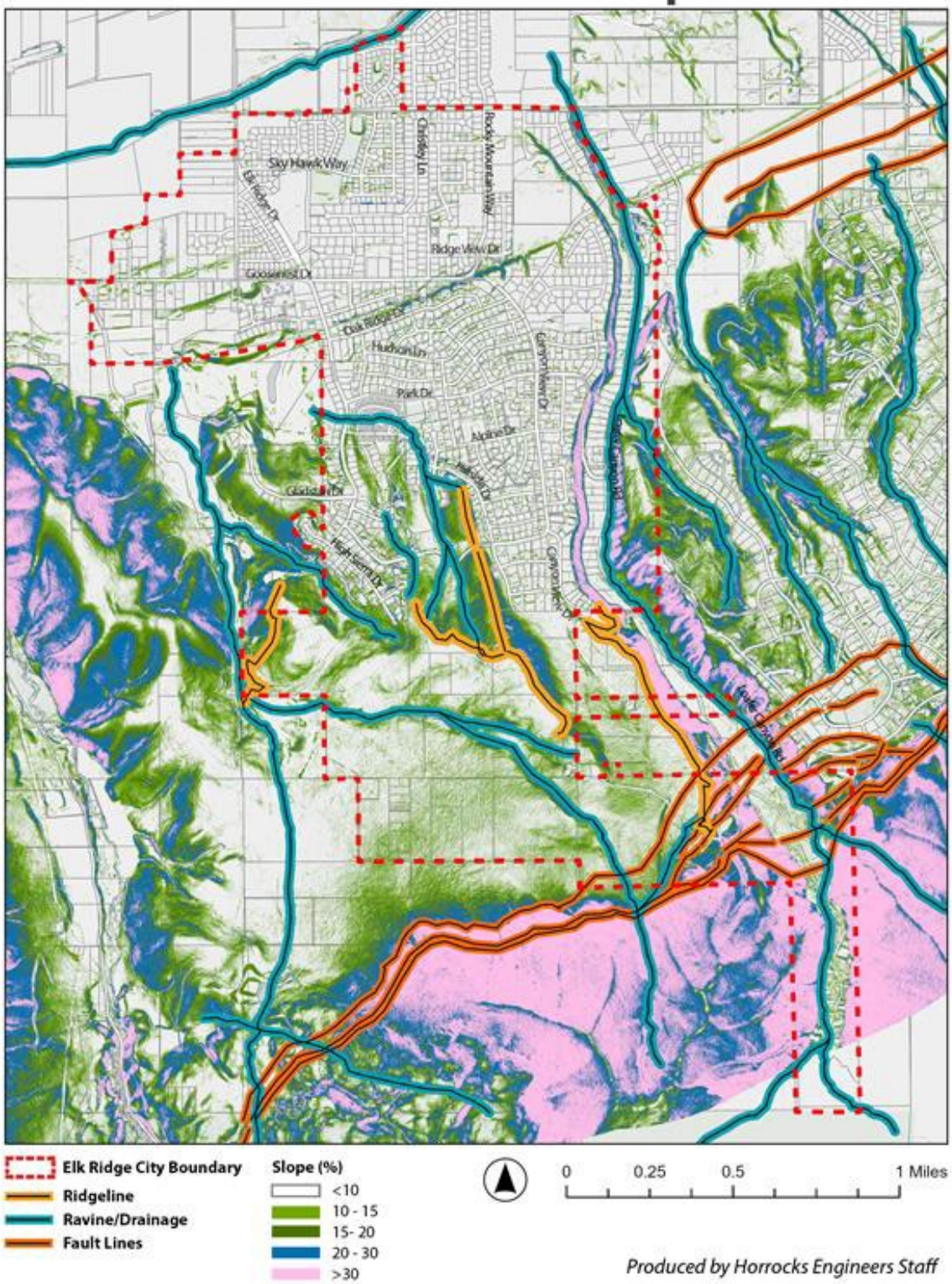
Development setbacks from sensitive areas shall be delineated as required when detailed work is done at the development stage. All ravines/drainages, fault lines, ridgelines, 30% or greater slopes, and wildlife corridors shall also have buffered setbacks.

Zoning Map



Map 2

Sensitive Areas Map



Map 3

Annexation Element

Element Purpose

Utah state law requires every community to have an Annexation Policy Plan. Upon adoption of the General Plan, this Annexation element shall also be Elk Ridge's Annexation Policy Plan.

Background

Elk Ridge is a small community with just over 5,000 residents as of 2024. Elk Ridge is located at the base of Mount Loafer and adjacent to the cities of Payson, Salem, and Woodland Hills. It is an exurban community, and the existing area within the city will remain that way. A small portion of the city is zoned commercial.

Proposed annexations should be a minimum of 5 acres in size, contiguous to the city, and within the annexation policy growth boundary area. Smaller annexation areas will be considered if they eliminate islands.

Annexation Element Objectives

Municipal Services

As new annexations are processed, the City will review each application for its impact on municipal services. The applicant of each proposal will need to mitigate any negative impacts on the City services and facilities. Because the City has minimal income from commercial activities, bonding for service improvements and expansion should be a last resort.

Impact Fees

As annexation occurs, it is imperative that the impact of additional development on the existing infrastructure be considered and that impact fees are appropriately adjusted to account for any upgrades to existing infrastructure that are required to maintain existing levels of service.

Potential Tax Consequences to Residents

Existing residents should realize the potential tax consequences due to annexation and the resulting development activities. Commercial annexation should be done with plans to reduce the existing tax burden or increase desired services. Residents within the existing annexation area should be notified of the potential taxation impact prior to or at the time of any initial public hearing concerning the annexation.

Interests of All Affected Entities

There are five possible affected entities for annexations surrounding Elk Ridge. The affected entities are Utah County; the cities of Payson, Salem, and Woodland Hills; and the Nebo School District. These entities may submit comments at the public hearing or up to 10 days following the public hearing related to any annexation activities.

Updating the General Plan

Any annexation activity requires an update to the General Plan. The public hearing for annexation must include the proposed update to the General Plan to incorporate all zoning and expected land-use designations of the annexation area.

Annexation and Boundary Changes

In addition to the basic zoning definitions listed previously, the zoning of additional areas due to the annexation of unincorporated land or due to a boundary change between cities must consider the following:

- Potential impact of mixing land uses between commercial and residential zones that share a common boundary. Priority should be given to the protection of tranquility, privacy, dark skies, and access to residential areas and property.

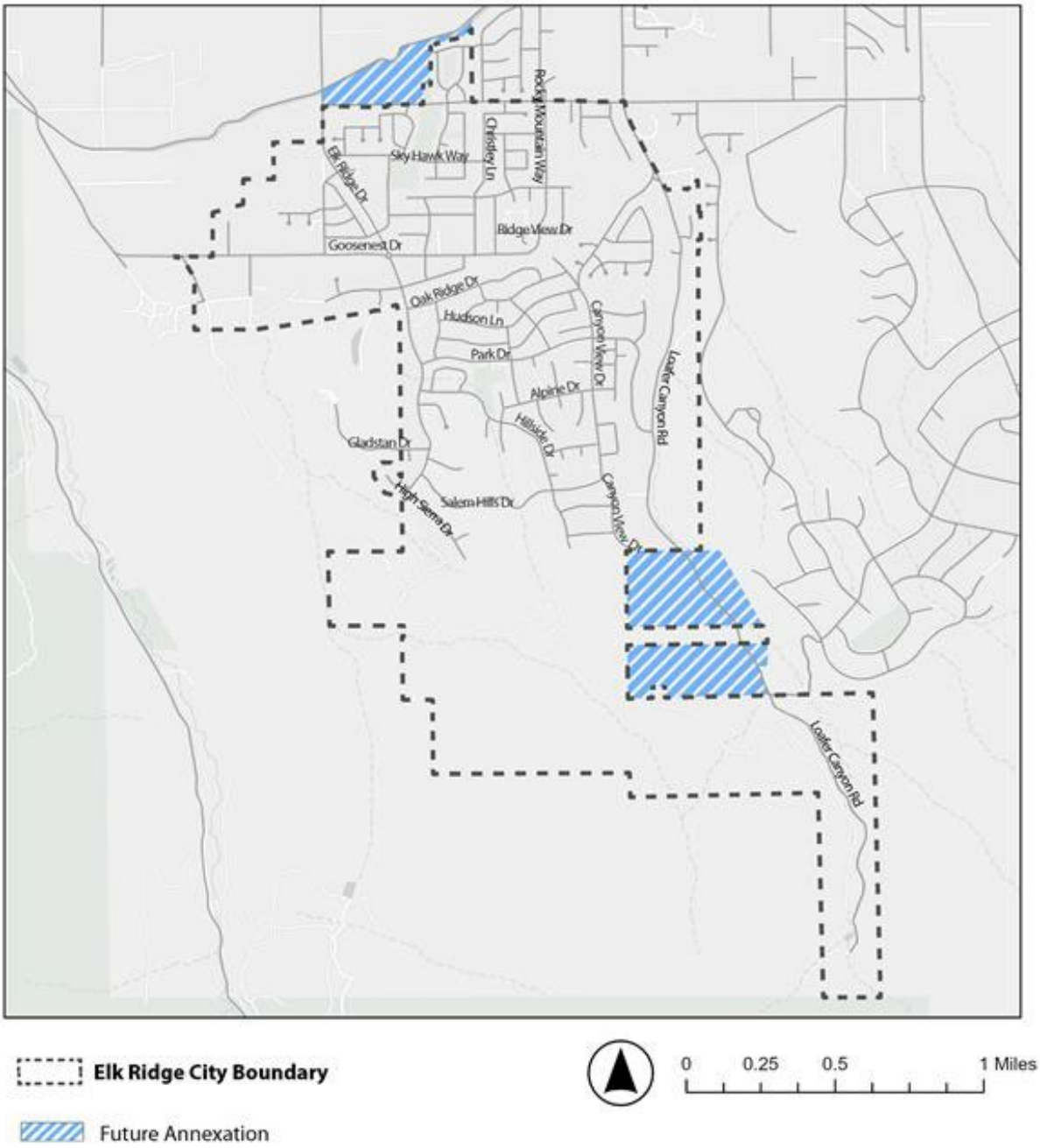
- Traffic patterns generated from commercial zoning should limit the impact on local roads in any material way. This includes, but is not limited to, the amount of traffic, the types of vehicles, the time of travel, and the noise emitted from vehicles.
- Potential impact of mixing land uses between zones that grant more permissive animal rights with those more restrictive in their animal rights. Ordinances should protect the property owner in zones with the most restrictive animal rights from exposure to the unintended consequences of neighboring zones.

Strategies

Prepare for Annexation

There are very few areas left for annexation into Elk Ridge City, but each area has a potential impact. Compliance with code and zoning ordinances for each area being considered is important and necessary for the success of the development and the city. Looking ahead at potential annexations should be a regular part of city planning.

Annexation Map



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Map 4

Transportation Element

Element Purpose

The transportation element is designed to provide for the safe and efficient movement of people and goods in the city. Its primary purpose is to balance current and future demands generated by projected future growth with roadway improvements. In essence, it is a long-range transportation plan that would efficiently support future land development and ultimately the Elk Ridge vision. Need link to Master Street plan once it is completed.

Background

Physical limitations of the mountains and being located at the southern end of the Wasatch Front will continue to keep Elk Ridge an exurban community. The transportation system must provide an effective method of connectivity that fits the needs of an exurban city located on a mountainside.

Seventy-two (72%) percent of workers drive alone, while the mean commute time is nearly 30 minutes. The commute time is about a third longer than the mean commute time of the Provo-Orem Metro Area. Working at home is the second most identified transportation to work option according to the US Census Bureau's American Community Survey.

Street Plan Guidelines

Elk Ridge street classifications, as shown on the transportation map, each play a part in moving people and goods to and from homes and businesses within and without the city. The road classifications in the General Plan represent a local definition and description. Traffic study data were also used to determine appropriate classifications and speed of city roads. Right-of-way, which is owned by the city, includes the paved roadway, medians, gutters, landscape strips, sidewalks, and utility areas behind the curb or sidewalk. The right-of-way typically extends about 10 feet beyond the curb. See addition Off Highway Vehicle regulations and information for Elk Ridge at: https://codelibrary.amlegal.com/codes/elkridgeut/latest/elkridge_ut/0-0-0-2283

Arterial streets provide for heaviest traffic movement within and out of the city. Principal arterials have a large right-of-way and may include four travel lanes and shoulders, a wide median, and side buffer areas that can include landscaping and a trail system. They are limited to major intersections. Off-Highway Vehicles (OHVs) are not allowed on principal arterial corridors due to expected traffic volume. Minor arterials connect to principal arterials but carry less traffic and have less right-of-way. They may contain a median and a landscape buffer zone and accommodate a trail system.

- Collector streets provide for traffic movement between arterials and local streets. Major collector roads require a wider right-of-way than minor collector roads. Driveway access should be limited. Collector roads with a speed limit of 30 mph or less may be appropriate for OHV traffic.
- Local streets provide for direct access to abutting land uses and for local neighborhood traffic movement. Local streets should have a speed limit not to exceed 25 mph, and OHV traffic is appropriate on these streets.

Considerations

As new roadways are planned and developed within the city, they must be reviewed for compatibility with neighborhoods, footprint sensibility within hillside and sensitive environmental areas, and safety. In addition, all new roads must adhere to requirements found in the city codes, standards, and the official Master Transportation map. Subdivisions must have collector road access for local street access.

As the street system is further developed, it is critical that the realities of living on a mountainside are considered. Grades must be minimized where possible. Neighborhoods need multiple access points onto the city street system to provide alternatives during winter weather and the ability to efficiently evacuate neighborhoods in an emergency.

Strategies

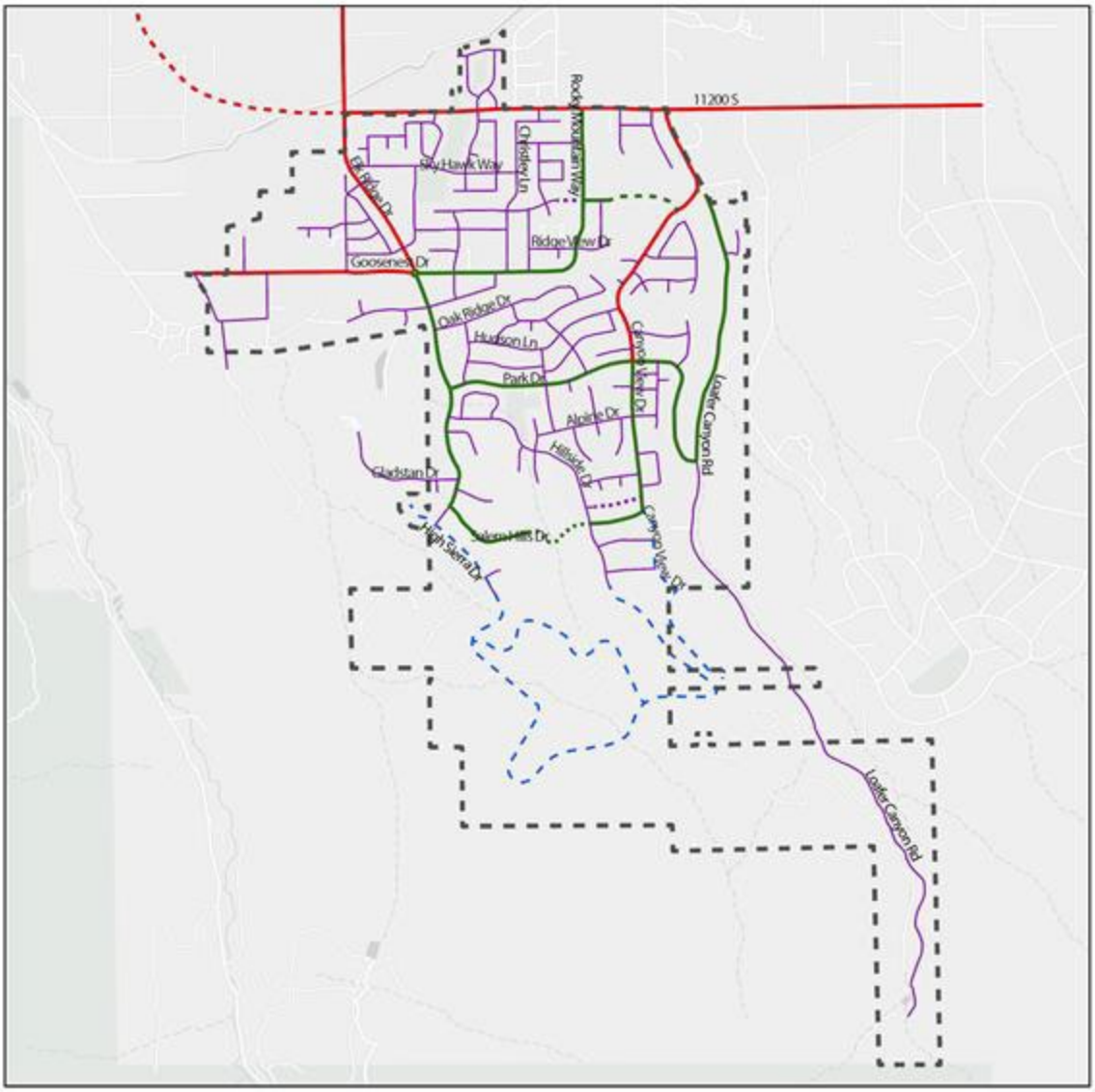
Secure right-of-way prior to or concurrent with land development. Coordinate land use and transportation planning to maximize appropriate land development.

Anticipate long-range financial demands and search for additional methods for street improvement funding.

Determine if outlying potential development could degrade existing streets and consider actions to limit or concentrate future land use densities, if required.

Identify and prioritize roads within the city that need improved safety. Mitigation of such roadway could include additional signage, redesign, closure, privatization, etc.

Transportation Map



Elk Ridge City Boundary

0 0.25 0.5 1 Miles

Elk Ridge Roads

- Arterial
- Collector
- Local Street
- Proposed Arterial
- Proposed Collector
- *Possible Local Street
- *Possible Street

*Currently private property, no public access, street typology to be determined

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Map 5

Pedestrian, Bicycle, and Trail Facilities Element

Element Objective

Pedestrian, bike, and trail facilities are an integral part of the vision for Elk Ridge. This element provides direction to city planners regarding facilities that support and encourage safe, interconnecting, non-motorized travel throughout the city; gaining mountain access; and connecting to adjacent community trail systems.

Background

Elk Ridge did not require developers to install sidewalks and did not envision the need for a trail system in its early days. There have been great strides forward with a variety of appropriate pathways (sidewalks and trails) in support of non-motorized travel throughout the city. In the early days, access to the mountains/wilderness areas seemed to be available to the public. People simply were neither aware nor respectful of private property ownership. Access to the mountains and the wilderness area on the south end of the city is currently restricted.

Trail Classification

Shared Roadway

Shared roadway trails consist of a designated pathway running adjacent to travel lanes of streets without a physical separation between the two. These pathways are prominently identified by signage and markings within the path to indicate the intended purpose.

This is the least desirable of all trail implementation due to the proximity to motorized traffic. It is most applicable within older areas of the city that have no sidewalks but may also be appropriate on other roadways in minimal traffic areas.

Shared roadway trails must be designed for both pedestrian and bicycle traffic.

TRAIL POLICY CONSIDERATIONS

Safety

Trail planning should consider the safety of those using the trails above all other aspects of its design. Designing trails so that there is physical separation between motorized and non-motorized travel is highly desirable.

Mixed types of non-motorized travel should be considered during the earliest planning stages. Pedestrian, bicycle, and equestrian uses are vastly different and may not be applicable in all parts of the trail system.

Signage of various types should be used to inform potential trail users of the type of use the trail is intended for.

When a trail is required to cross over an area such as drainage or a street, there must be a specific safety element included in the design of the trail at that point.

Connectivity

Connectivity is a key to any viable trail system. The overall trail plan is one that connects residents to all public and commercial facilities with exclusive use of the trail system. Sidewalks are an important part of the trail system, and an emphasis should be placed on establishing sidewalks within subdivisions that can easily accommodate them. The plan will include a trails system that connects to our neighboring communities and the regional trail system to allow pedestrians and non-motorized vehicles to have an extensive, clear, and safe

route to traverse the beautiful mountains, foothills, and canyons of Utah Valley. It is imperative that the city work with private property owners to gain access for trails to the mountains and connect with adjacent community trails systems.

Trail map must be consistent with Master Street Plan.

Maintenance

Maintenance must be a consideration during the design of the trail system. Although access to the trail system is limited to non-motorized traffic, motorized maintenance equipment must have access to any area of the trail.

Law Enforcement and Emergency Access

Dedicated pathways within the trail system must be designed to allow law enforcement and emergency vehicle access. Although parts of the pathways may be impassible by such equipment, there must be access points at appropriate locations.

STRATEGIES.

Create a Well-Connected Network of Parks and Trails that serves all Elk Ridge residents. This can be accomplished by developing a transportation function or master plan.

- Identify areas where sidewalks and trails need to be designed, modified, or created to establish connectivity throughout the city.
- Consider land ownership and the appropriate pathway (sidewalk or trail) as per the Trails Map and Master Plan.
- The Master Plan should include prioritizing projects, a timeframe for completion, cost, and avenues for funding.

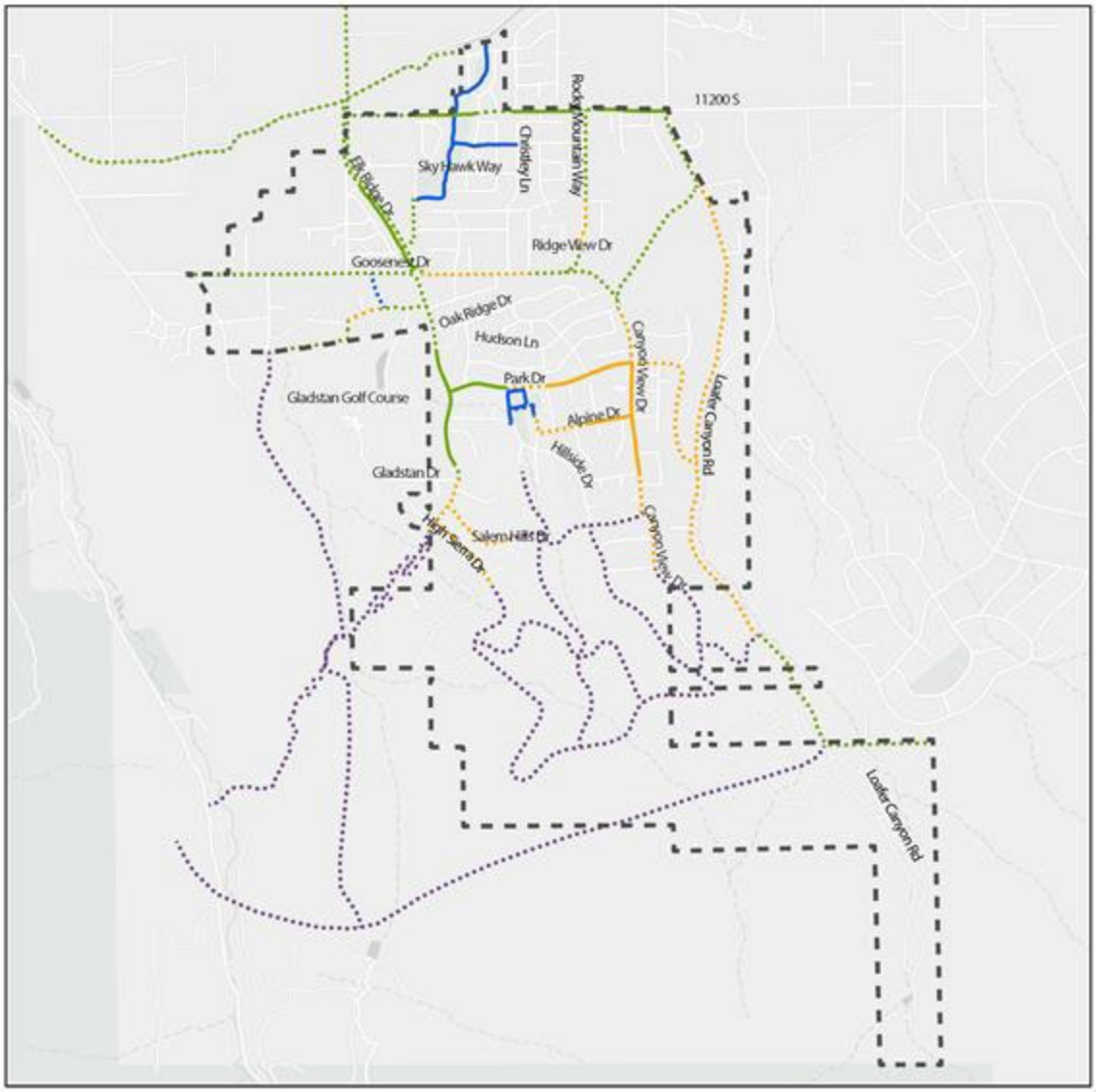
Adhere to the Elk Ridge Trails Map

- The 2024 update to the General Plan includes a map that details the existing and proposed trail system. The map includes areas in which existing development will require a paved trail.
- The Trails Map is designed to provide access to the trail system from all neighborhoods and connect to major points in town and to regional connections.
- As new development occurs, developers should install trails according to the trails plan and should provide connections to the trails system from each neighborhood.

Actively Seek Trails Funding

- The city must continue to actively seek funding to connect existing trail sections within city boundaries and create new trails that connect to adjacent community trail systems by applying for regional, state, and federal grants.

Trails Map



Elk Ridge City Boundary

0 0.25 0.5 1 Miles

Elk Ridge Trails

- Dedicated Pathway
- Shared Roadside Trail
- Park Trail
- Future Dedicated Pathway
- Future Shared Roadside Trail
- Future Park Trail
- *Possible Trail

*Currently private property, no public access, route to be determined

Produced by Horrocks Engineers Staff

Map 6

Parks, Recreation, and Open Space Element

Element Objective

Park space, recreational opportunities, and open space are fundamental parts of every good community. This element will help guide city planners as they balance the need for parks, recreation, and open space with the cost of maintaining and operating such areas and related equipment.

Background

Elk Ridge is home to an active population. Citizens of all ages and abilities need recreational space that is accessible, well maintained, and contains amenities that make a park pleasant and useful. Following the suggested guidelines of the National Parks and Recreation Association (NRPA), Elk Ridge City set the standard of a minimum of 5 acres of park space per 1,000 residents. Our current (2024) population of approximately 5,000 residents suggests that 25 acres of park space integrated throughout the city would be ideal. The city currently meets this standard. However, much of the park area has limited use due to the lack of development and needed components. As the city grows and develops, another 10 to 15 acres should be added (see possible parks designations on the Parks Map) to meet the standard.

A 2022 citizen survey found that the community values trails that connect with other cities as well as trails that provide access to the mountains. Understanding this, the City has recognized that the traditional definition of a park is only one component in a successful park system. Park space could also include natural open space with trails for a variety of users, quiet picnic or day camp areas, and community-wide accessibility.

Parks must provide a variety of components for the residents to enjoy. Whenever a park component or recreation opportunity is considered, city planners and leaders must address the components usability, sustainability, maintenance costs, and safety, as outlined in the Capital Facilities Plan.

Open "Natural" Space

Open space is a critical component of a comprehensive, well-balanced parks and recreation system. Both private and public open spaces provide a host of ecological and ecosystem benefits, such as sites for purification of the soil, water, and air; places where the impacts of noise, wind, and visual disturbances can be buffered and absorbed; and places where native vegetation and natural wildlife can prosper. In other words, a robust open space system helps create a healthier community.

As development occurs, the city will work with landowners to conserve these valuable spaces while creating beautiful, well-planned places to live, work, and play. The overriding, guiding consideration should be on preserving and enhancing the natural resources and environment whenever possible and carefully integrating human's works with nature. Prime areas for open space preservation can be identified by referencing the Sensitive Areas map and focusing on natural areas that cannot be developed due to steep slopes, ridgelines, ravines/drainage areas, wildlife habitat areas and corridors, watershed, and well protection areas. Public parks and open space areas, whether public or private, need to be considered separate components in this element of the General Plan.

Recreation

A good park design allows for recreation and enjoyment of all people regardless of age and abilities. Park amenities such as baseball or soccer fields, basketball, or multi-use sport courts; pickleball courts; splashpads; and children's play equipment are all components to consider. Public health and a sense of community are enhanced by recreation programming. Organized sporting programs for our youth such as soccer, baseball, and/or basketball are desirable but require specific park design features and dedicated adult support.

Community interest, input, organization, and planning are major components in creating a successful sports program.

Parks and Open Space Considerations

Sustainability

There must be a balance between the type of park components and the cost to the City to maintain such areas. Soccer fields and the associate large grassy areas are needed within the city. These areas are also aesthetically pleasing and offer a multitude of uses for residents. However, great consideration must be given to the sustainability of such areas due to the significant quantities of water required to maintain a healthy lawn.

City planners must reduce the demand for water throughout the city. Turf at parks is one of major uses of water within the city. See also: https://codelibrary.amlegal.com/codes/elkridgeut/latest/elkridge_ut/0-0-0-5148 and https://extension.usu.edu/cwel/principles

Preservation

Parks and natural open space areas serve to help preserve the natural characteristics of the community and its surroundings. Preservation of these characteristics must be taken into consideration as development activity occurs and plans and ordinances should be amended to identify these characteristics and promote their preservation.

Usability

Parks must be well maintained and provide amenities that residents will use. Open space may also be utilized by the community as a source of recreation and solace when trails are provided in open space areas. Each park and active open space area should be evaluated to determine its intended purpose and the amenities that will be provided prior to acquisition and development. The evaluation should take into consideration the location and accessibility of the site, the types of amenities desired by the community, and the appropriateness of the site to host those amenities.

Access

Parks and active use open space should be easily accessible to all residents of the community. The areas should be located throughout the community with trails connecting into surrounding neighborhoods, allowing residents to use non-motorized means of travel to conveniently access the parks and active open space.

Parks that include high-use amenities such as fields for organized sports, a splash pad, access to the mountains, or utilized for community events need to contain adequate on-site parking to allow those traveling from other areas in town or from other communities to access the amenities.

Safety

As parks are designed and developed, user safety should be first and foremost in consideration of each element. Park spaces should be visually open and easily accessible to law and emergency services. Park facilities should be frequently inspected for damage and improper function on a schedule appropriate for the amenity and well maintained. Vandalism should be quickly addressed, and video surveillance is recommended.

Variation

Parks and open space will vary in uses and size. In the interest of providing amenities desired by the residents and remaining fiscally responsible, each proposed park should be designed with specific types of use in mind based upon the need for those uses. Some uses may apply to all parks, such as children's playgrounds and

pavilions, but every park does not need a multi-purpose field or tennis courts. By providing a variety of uses, each park will be unique and will provide for the varying interests of the residents.

Development

The Parks and Open Space Map details the locations of existing parks and general locations of desired future parks. Each park should be described in the City's Capital Facilities Plan so that as development occurs, the parks may be incorporated into the development. The City and developer should work in partnership to provide park land that will benefit the residents and enhance the desirability of the surrounding development. The City should use park impact fees to encourage dedication and development of park land and active open space areas.

STRATEGIES

Ensure that Elk Ridge City's current and future residents are well-served by a comprehensive system of parks, recreation facilities, and open space.

- Create a master plan. This plan will include a vision and plan for each park or open space area within the current and future city boundaries. It will include citizen input, goals, and priorities for development; plans for amenities, access, and parking; and plans for funding and maintenance. The master plan will be based on the City Capital Facilities plan.
- Improve water efficiency by utilizing Smart and Water Wise irrigation systems. (check on usage)
- Future parks should be developed with water conservation in mind, sizing grass areas based upon the minimum needed for specific amenities and allowing additional acreage to be left in its natural state with trails for active use or other uses.
- Identify areas suitable for future parks as the city expands geographically.

Obtain and provide adequate funding for park maintenance, park construction, recreation programs, and adequate maintenance staff.

- Pursue a diverse array of funding sources, such as grants (county, state, and national), bonds, public-private partnerships, and special entities such as Conservation Easement funds.
- Pursue appropriate impact fee assessments to support new growth and development.

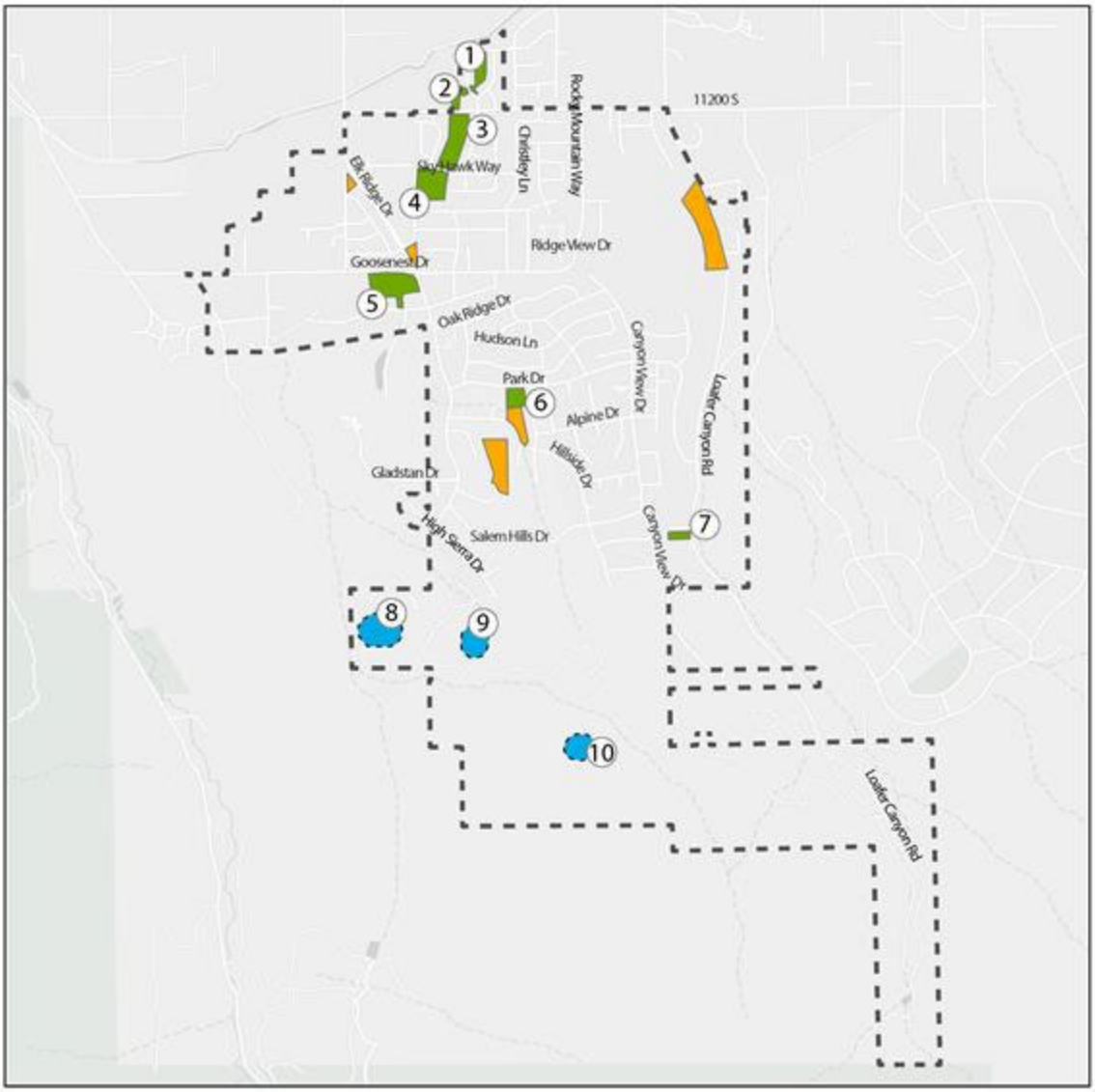
Provide ongoing opportunities for community engagement.

- Offer park improvement and maintenance volunteer opportunities.
- Use community engagement to identify opportunities for new programming that aligns with needs and trends (e.g., soccer teams, pickleball play).
- Allow community members to comment on the design/amenities of proposed new parks/recreation facilities (e.g., parks committee, recreation committee, beautification committee).
- Create a web page with park descriptions and maps that highlight current and future park improvements.

Update Capital Facilities Plan and Park Impact Fees

Each existing and proposed park should be described in detail in the Capital Facilities Plan with estimated costs for development. Those costs should then be used to determine how the improvements will be paid for and what portion is attributed to new development and thus eligible to be included in the impact fees. It is very important that the Capital Facilities Plan and Impact Fee Analysis be reviewed and updated on a regular basis and especially any time new annexations or rezoning occur that may affect the need and timing of new improvements and may require adjustments in the impact fee amount.

Parks and Open Space Map



Elk Ridge City Boundary

0 0.25 0.5 1 Miles

Elk Ridge Parks

1. Deer Creek Trail Park
2. Grizzly Way Park
3. Elk Ridge Meadows Park
4. Sky Hawk Park
5. Goosenest Park
6. Shuler Park
7. Loafer Canyon Retreat
8. Possible Park
9. Possible Park
10. Possible Park

Park
Open Space
*Possible Park
Future Open Space

*Currently private property, no public access

Produced by Horrocks Engineers Staff

Map 7

Moderate-Income Housing Element

Moderate income housing means housing that is affordable to a family earning 80% if the Area Median Income (AMI). In 2024, according to the US Census Bureau 80% of the of the Area Median Income (AMI) for a family of four (4) in Utah County is $79,300.

Utah State Code 10-9a-403(2)(iii)(A) requires identifying the need for moderate income housing, the selection of various recommendations that support moderate income housing, and requirements to send moderate income housing reports to the State.

Additionally, State Code, defines a "Specified Municipality" as a city of the first, second, third, or fourth class; a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class; or a metro township with a population of 5,000 or more.

Elk Ridge is a fifth-class city with a current official population of just under 5,000. According to the Utah Housing Affordability Act, the city must make a report and work on a housing plan by August of the year in which the city exceeds 5,000 people.

Elk Ridge is an exurban community. The average commute time is 30 minutes. Figuring a commute five days a week, four weeks a month of approximately 30 miles each way amounts to roughly 1,200 miles a month. The 1,200 miles a month at the Internal Revenue Service (IRS) 2024 mileage rate of $0.67 per mile means that an apartment in Elk Ridge would need to be $600 to $800 per month less than a comparable apartment in Provo to be affordable to a moderate-income family. Realistically, this would only occur in a free-rent scenario, as is typically found when a young couple moves into an accessory apartment of a relative or friend. Currently, most of the existing accessory apartments are occupied in this family/friend scenario.

The City's biggest challenge for moderate-income housing development, like economic development, is also its biggest asset for quality of life of those who live there: isolation. The city is located on the foothills of Loafer Mountain, without an existing regional transportation route through the city. Elk Ridge's daytime population is relatively small, with many workers leaving the city to work in other communities. Most of the people live in Elk Ridge to get away from the "hustle and bustle" and city lights of more urbanized areas. Any moderate-income housing development activity in Elk Ridge must be pursued with the knowledge that much of what makes Elk Ridge desirable from a residential standpoint also makes moderate-income housing development more difficult.

Elk Ridge will comply with the Moderate Income Housing regulations once the city exceeds a population of 5,000.

Demographics Element

Introduction

A demographic analysis of Elk Ridge City's current population, land use, development patterns, and development potential has been completed based upon the vision set forth in this General Plan. The results of the analysis have been used as a basis for projection of future growth and its distribution throughout the planning area. For purposes of the General Plan, these projections help to understand the potential impacts to land use if the vision of the General Plan is implemented. These projections will also be used as one of the factors to estimate future service demands and capital projects required for the community.

POPULATION

31.5
Median Age

5,033
Population

4.0
Average Household Size

HOUSING

$589,937
Median Home Value

$1,234
Median Contract Rent

96%
2023 Owner Occupied Housing Units (Esri) (%)

INCOME

$112,227
Median Household Income

$36,762
Per Capita Income

$562,027
Median Net Worth

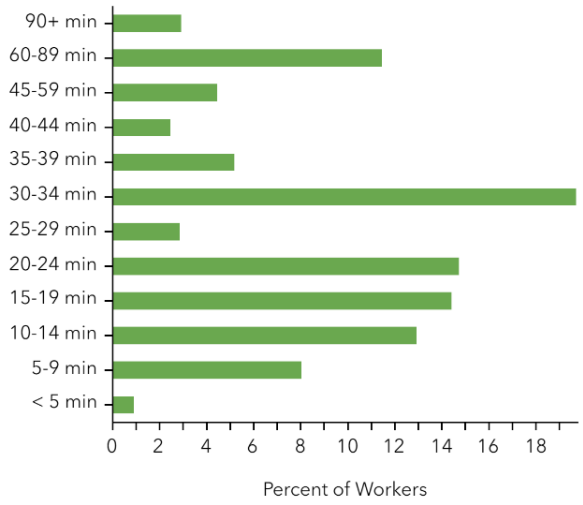
LOCAL ECONOMY

25
2018 Total Businesses (SIC01-99)

126
2018 Total Employees (SIC01-99)

3,262
2018 Total Daytime Population

TRAVEL TIME TO WORK



2018 LABOR FORCE BY OCCUPATION

Population

Like much of Utah, Elk Ridge experienced significant growth up until 2008 when the national economy and real estate markets plummeted. Growth and development slid from over 5% per year to nearly 0% during the economic downturn. Over the last several years, growth has accelerated from 4% a year in 2010 to 2011 with a rate of 9.24%. The rate of growth was about 6.5% from 2013 to 2020. From 2020 on to 2029, the projected growth rate hovers around 2.8%.

Based on the American Community Survey, the US Census Bureau estimates that the current population of Elk Ridge is 5,033. Currently, there are 1,273 existing dwellings, of which 99% are single-family, owner-occupied units. The building permits issued for new homes in 2020/21 was 53, in 2021/2022 it was 35, in 2022/2023 it was 11, and so far for 2023/24 there have been 4 permits issued. The inventory of available building lots in approved subdivisions is 212. There are also about 29 lots that seem to be lots of record with metes and bounds descriptions. Whether these lots are buildable depends on several factors, including if the lots predated the city subdivision ordinance. The gross acreage of undeveloped land within the Elk Ridge annexation boundary is approximately 940 acres. The Hillside and Environmentally Sensitive Areas Designation currently has about 740 acres of undeveloped land. Of the land that carries the Low-Density Residential Designation, approximately 180 acres are undeveloped. There are roughly 20 acres of undeveloped land in the Medium-Density Residential Designation, while no areas of High-Density Residential Designated land are left to develop.

The US Census Bureau estimates that the near-term growth rate will continue to slide over the next five years to roughly 3%. Because of the limited land availability, growth from 2029 through build-out will likely occur at a rate closer to an average of 2.0% per year.

The population projection shown above, has been developed from previous census data, actual dwelling counts for the past four years, and analysis of the market vs. land availability.

Planning Area

The city limits currently encompass approximately 1,872 gross acres. Approximately 1,091 acres are currently developed. The city annexation boundary includes an additional 150 acres for future expansion.

Land Use and Build-Out Capacity

To define potential growth areas and more accurately determine needed improvements, the City's designated land use densities were used to project future land use.

Existing developments within the city were analyzed to determine the developable area percentages. To account for roads, easements, utilities, and other non-buildable areas, approximately 25-30% of a typical residential subdivision is non-buildable. The percentage of non-buildable land in the Critical Environment land use designation is higher due to slope and other environmental considerations.

The future land uses were analyzed using data provided by the City to determine future growth capacity.

The Next Step

The foregoing maps and explanatory matter constitute the General Plan for Elk Ridge, but the plan is not self-executing. It is like a blueprint. It can only "sit on the shelf" until each public agency or person incorporates it into their individual programs.

After the General Plan has been adopted, the Planning Commission should no longer make decisions pertaining to matters relating to physical development without first referring to the General Plan. Not only will it be the responsibility of public officials to uphold the integrity of the General Plan, but it will also be necessary for them to adopt the policies and procedures of the plan and to actively support administrative officials in their duties as they carry out the plan.

Planning: A Continuing Process

It should be recognized that a general plan is never really finished in the sense that a plan of a building is finished. Rather, a general plan should become a repository for new and improved ideas that can be assimilated and made part of an ongoing program. As better solutions to problems become known or as changes and unforeseen conditions arise, corresponding changes should be made in the plans. On the other hand, it should also be recognized that to make one change in a general plan may require many other changes to be made. This occurs because of the interrelationships that are inherent in general plans. What may appear to be a better solution to one problem, in and of itself, may call for other changes to be made which, in total, become unacceptable. Changes should, therefore, be made in the general plan only after the total effects have been considered.

General Plan Amendment Reports

Should there be any requests made by the public to amend this General Plan after its adoption, the following reports must be filed with the city in triplicate:

1. Culinary and secondary water report
2. Sewage treatment report
3. Traffic report
4. Storm drainage report
5. Geotechnical report
6. Fire protection report

General Plan Review

The General Plan shall be reviewed every four years or as determined by the Planning Commission or the City Council. All zoning maps should be reviewed annually.