



R E P O R T  
TO THE PLANNING COMMISSION

August 24, 1977

Meeting No. 395

TO: THE HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION  
FROM: PLANNING DEPARTMENT  
SUBJECT: PUBLIC LAND IMPROVEMENTS - COMBINATION FOOT BRIDGE AND OVERHEAD  
SEWER LINE ACROSS PAJARITO CANYON  
APPLICANT: UTILITIES MANAGER

Background

The sewer lagoon system in the La Senda - Pajarito Acres area is proposed to be eliminated when the main sewer plant in White Rock, located at Overlook Park, is expanded to accept this additional discharge. Sewage from the Pajarito Acres area now goes to this lagoon facility.

Proposal

The Utilities Department proposes, once the lagoon area is evacuated, to extend a main sewer line from the Pajarito Acres area across Pajarito Canyon and then connecting to the existing sewage system now located in the Valle del Sol area in White Rock. The area in which this sewer line will cross Pajarito Canyon is near the northeastern tip of the La Senda area and near the intersection of Valle del Sol Road with Kimberly Road. The canyon at the point where the sewer line or pipe would cross is approximately 20 feet deep which will require an overhead span.

The Utilities Manager has suggested that since they are going to have to construct some type of suspension system to carry the sewer line across this 50-foot wide and 20-foot deep gap it might be worthwhile considering a larger structure which could also support a pedestrian walkway across the canyon. The walkway would be made of precast concrete sections and would have an approximate 2½ foot high steel post and chain link fence railing along both sides. The sewer pipe would then be suspended below this concrete slab walkway.

Discussion

Easements presently exist in both the La Senda and Valle del Sol Subdivisions for the extension of the sewer line. They are designated on the two plats as either sewer or utility easement areas; however, they are not designated as pedestrian walkways or paths. The point here is that the proposed walkway -

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bridge is not really a part of a total pedestrian trails system but rather only a means of providing access across a fairly deep and wide section of Pajarito Canyon. Pedestrians using this bridge would gain access to it only by means of the canyon tract itself, which belongs to the County. Adjacent property owners, of course, would have easy access but it would not accommodate the general public unless they just happened to be walking through the canyon. One of Mr. Jensen's main reasons for suggesting this combination walkway - sewer line construction is that he feels many people, particularly children, will try and walk across the exposed pipe if a walkway is not provided. The walkway would then, of course, provide a much safer means of gaining access across the canyon.

The Flat Review and Interdepartmental Committees considered this matter at their August 16, 1977, meeting, and had the following comments:

1. Residents of the La Senda area were present at this meeting and expressed their strong objection to the development of a walkway, since it would only encourage people to cut across private properties in either La Senda or Valle del Sol;
2. Both the Committee and staff felt that this was certainly a legitimate concern, as expressed by staff previously in this report under the discussion section;
3. As a result of these discussions the Committee felt that the walkway served no real purpose and could cause residential conflicts in the area and, therefore, recommended that it be done away with;
4. They further suggested that the Utilities Board and Department consider the following construction designs related to the suspended sewage line:
  - a. That even though the line would be several feet below the rim of the canyon, the pipe itself should be painted some natural color associated with the surrounding terrain, e.g., sandstone; and,
  - b. That protective screening devices of some type be constructed at either end of the suspended pipe so as to prevent children in particular from attempting to cross the canyon by means of the pipeline. The Utilities Manager who was present at the meeting indicated they had already come up with some tentative designs for such safety devices.

#### Recommendation

That the Planning & Zoning Commission recommend to the Utilities Board that the 4-inch sewer line to be suspended across Pajarito Canyon, as described in this report, not include the construction of a pedestrian walkway, and that the Board further consider the following design criteria:

1. That any suspension structures and the pipe itself be camouflaged as much as possible to blend into the natural environment in that area; and,

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2. That safety barriers of some kind be provided at either end of the suspension system so as to prevent children or other persons from attempting to cross the canyon via the pipe system.

Respectfully submitted,

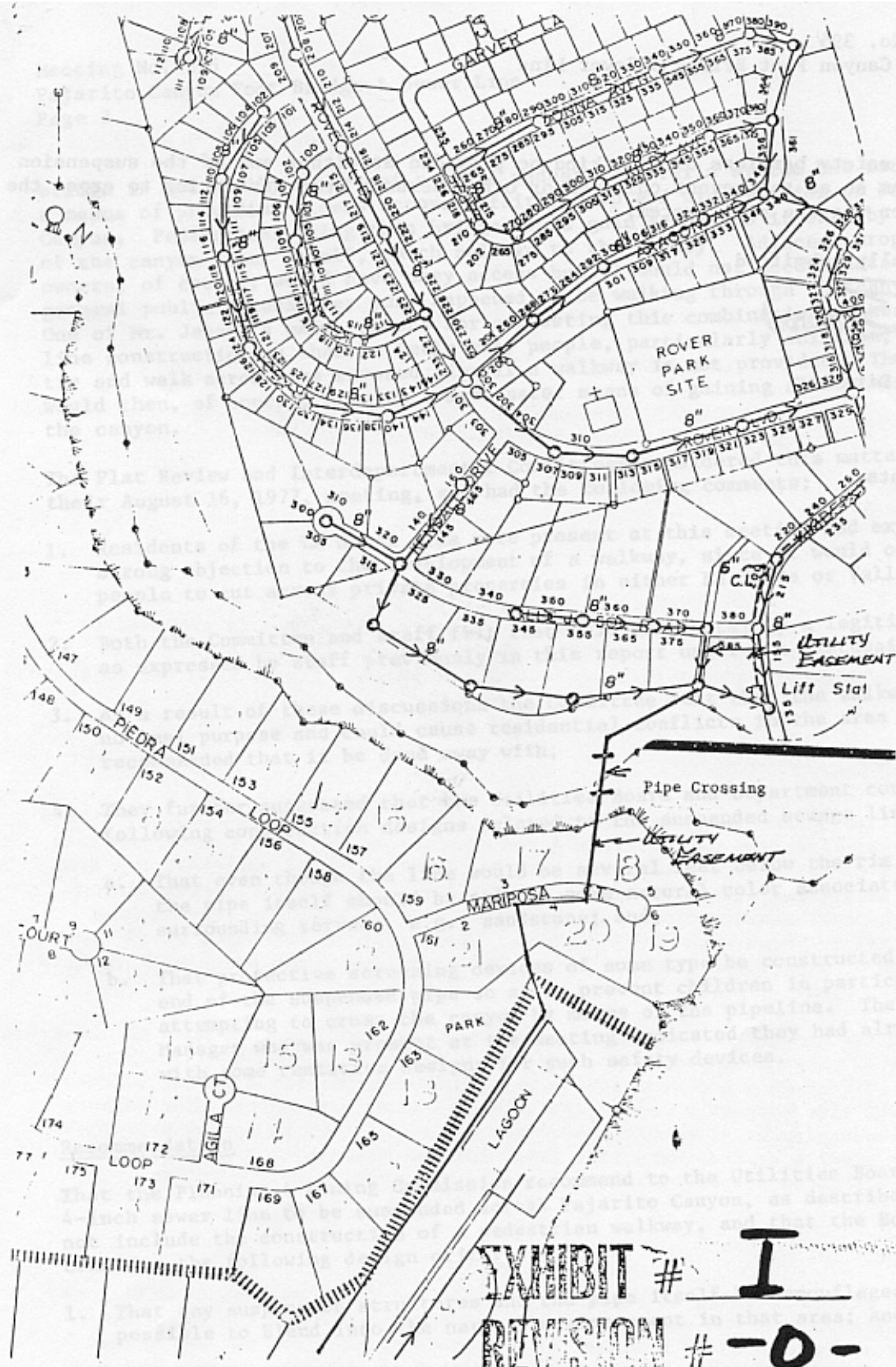
A handwritten signature in black ink, appearing to read "Pat Brown". The signature is written in a cursive style with a large, sweeping initial "P".

Pat Brown  
Planning Director

PB/ra

Attachments

Exhibit "U-11"



**EXHIBIT # I**  
**REVISION # -0-**

**Exhibit "U-11"**

RECEIVED BY PLANNING DEPARTMENT: Aug. 2,  
 COMMISSION CONSIDERATION: August 24, 197

INITIALS \_\_\_\_\_