

## NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular meeting on **Thursday, January 6, 2005 beginning at 7:00 p.m.** The meeting will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT, at which time consideration will be given to the following:

- 7:00 P.M.      **PUBLIC HEARING REGARDING AN ORDINANCE AMENDING THE ELK RIDGE CITY CODE PROVIDING FOR REIMBURSEMENT CAPABILITIES FOR OFF-SITE IMPROVEMENTS CONSTRUCTED & ASSOCIATED WITH DEVELOPMENT**
- 7:15            Opening Remarks & Pledge of Allegiance
- 7:20            Roll Call
- 7:25            Introduction & Welcome - Ken Young, City Planner & Gary Prestwich, Council Representative
- 7:35            Approval of Agenda Time Frame
- 7:40            Approval of Minutes of Previous Meetings, 12-16-04
- 7:45 P.M.      General Plan Ad Hoc Committee
- 8:00 P.M.      **Development Code Amendments:**
1. Ordinance Amending the Elk Ridge City Code Providing for Reimbursement Capabilities For Off-Site Improvements Constructed & Associated With Development  
                      -Recommendation to City Council
- 8:05 P.M.      Planning Commission Bylaws  
                      -Complete Proposed Amendments
- 8:30 P.M.      Planning Commission Annual Public Meeting Notice
- 8:35 P.M.      Utah League of Cities & Towns Convention – Ernestine Folks
- 9:00 P.M.      ADJOURNMENT

\*Handicap Access Upon Request. (48 hours notice)

The times, which appear on this agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 27<sup>th</sup> day of December, 2004.

\_\_\_\_\_  
Administrative Assistant

### BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

#### CERTIFICATION

The undersigned duly appointed and acting Administrative Assistant for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 27<sup>th</sup> day of December, 2004.

\_\_\_\_\_  
Administrative Assistant

## **ELK RIDGE PLANNING COMMISSION**

**January 6, 2005**

### **TIME AND PLACE**

A regular meeting of the Elk Ridge Planning Commission, was held on Thursday, January 6, 2005, 7:00 p.m., at 80 East Park Drive, Elk Ridge, Utah.

### **PUBLIC HEARING REGARDING AN ORDINANCE AMENDING THE ELK RIDGE CITY CODE PROVIDING FOR REIMBURSEMENT CAPABILITIES FOR OFF- SITE IMPROVEMENTS CONSTRUCTED & ASSOCIATED WITH DEVELOPMENT**

**AT 7:00 P.M., MOTION WAS MADE BY DANIEL STEELE, SECONDED  
BY RAYMOND BROWN TO OPEN THE PUBLIC HEARING  
REGARDING AN ORDINANCE AMENDING THE ELK RIDGE CITY  
CODE PROVIDING FOR REIMBURSEMENT CAPABILITIES FOR OFF-  
SITE IMPROVEMENTS CONSTRUCTED & ASSOCIATED WITH  
DEVELOPMENT. VOTE: YES - ALL (5); NO-NONE (0); ABSENT: (2)  
SCOT BELL, CHAD CHRISTENSEN.**

Those present included Planning Commission members: Dennis Dunn, Raymond Brown, Daniel Steele, Bruce Lindow, Joe Jamison. Mayor, Vernon L. Fritz, Councilman, Gary Prestwich, Planner, Ken Young, Admin. Assist., Ernestine Folks. There was no public present for comment.

Chad Christensen arrived at 7:05 p.m.  
Scot Bell arrived at 7:10 p.m.

**AT 7:15 P.M., MOTION WAS MADE BY RAYMOND BROWN,  
SECONDED BY DANIEL STEELE TO CLOSE THE PUBLIC HEARING  
REGARDING AN ORDINANCE AMENDING THE ELK RIDGE CITY  
CODE PROVIDING FOR REIMBURSEMENT CAPABILITIES FOR OFF-  
SITE IMPROVEMENTS CONSTRUCTED & ASSOCIATED WITH  
DEVELOPMENT. VOTE: YES - ALL (7); NO-NONE (0); ABSENT: (0).**

### **OPENING REMARKS & PLEDGE OF ALLEGIANCE**

Opening remarks was given by Daniel Steele, followed by the Pledge of Allegiance.

## PLANNING COMMISSION MEETING – 1-06-05 - *Continued*

### ROLL CALL

Commissioners: Dennis Dunn, Chad Christensen, Raymond Brown, Scot Bell, Joe Jamison, Bruce Lindow, Daniel Steele

Others: Ken Young, Planner  
Ernestine Folks, Administrative Assistant  
Vernon L. Fritz, Mayor  
Gary Prestwich, Councilman

### INTRODUCTION & WELCOME – KEN YOUNG, CITY PLANNER & GARY PRESTWICH, COUNCIL REP

Ken Young introduced himself and will now be serving as Planner for the City. Gary Prestwich will be attending planning commission meetings as council representative for the next three months.

Ken has worked with several cities throughout the state as a planning consultant, and worked as the Orem Senior planner for four years. He worked for the City of Mesquite for 8 years in various capacities including community development, during which time the population of Mesquite increased from 2,000 to 12,000. He has also served as a planning commissioner in his home community of Cedar Hills.

Mayor Fritz indicated that he has asked Ken Young, when an assignment is given, such as an ordinance needing to be written, it should not take more than two weeks, maximum of one month for him to have completed the assignment.

### APPROVAL OF AGENDA TIME FRAME

**MOTION WAS MADE BY JOE JAMISON, SECONDED BY RAYMOND BROWN, TO APPROVE THE AGENDA TIME FRAME AS WRITTEN. VOTE: YES -ALL (7); NO-NONE (0).**

### APPROVAL OF MINUTES OF PREVIOUS MEETING, 12-16-04

**MOTION WAS MADE BY CHAD CHRISTENSEN, SECONDED BY JOE JAMISON, TO APPROVE THE MINUTES OF THE MEETING ON 12-16-04 AS AMENDED. VOTE: YES- ALL (7); (0); NO-NONE**

### GENERAL PLAN AD HOC COMMITTEE

This Committee will work on updating the General Plan to reflect our current situation in the City. The Planning Commission will review the proposals from the Ad Hoc Committee and then refer them on to the Council for approval.

Scott Peterson, Stewart Jolley and Robert Goodwin are the members of the Ad Hoc Committee. According to the Mayor, these members will work with the Planning Commission, the council and the Planner on proposed changes.

**PLANNING COMMISSION MEETING – 1-06-05 - Continued**

Gary Prestwich indicated the City Council is concerned with the animal rights in the R-1-15,000A zone and high density development which are in the current general plan.

**UPDATE –  
VERNON  
FRITZ**

Mayor Fritz updated the Planning Commission on a call he received from Payson City Engineer. Payson Council wants to put two agreements in place for our consideration within the next 30 days related to the cost sharing and a boundary change on the west side of Elk Ridge in the Goosenest/Elk Horn area.

The Mayor also indicated he has been considering another well in the foothills, and is taking into consideration the possibility of a joint project with Payson City in the construction of a water storage tank and the new well.

Costs for power and delivery line would be substantial if a well and/or a storage tank were located in the foothills. Therefore, the mayor is considering putting the new well in the area of 1600 West, pumping water into a storage tank on the Elk Ridge City property located south of Jim Brown's arena property. He sees it as happening.

**DEVELOPMENT  
CODE  
AMENDMENTS**

**1. Ordinance Amending the Elk Ridge City Code Providing for Reimbursement Capabilities For Off-Site Improvements Constructed & Associated With Development.**

The Planning Commission reviewed the proposed ordinance.

**MOTION WAS MADE BY RAYMOND BROWN, SECONDED BY DANIEL STEELE, TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE PROPOSED ORDINANCE AMENDING THE ELK RIDGE CITY CODE PROVIDING FOR REIMBURSEMENT CAPABILITIES FOR OFF-SITE IMPROVEMENTS CONSTRUCTED & ASSOCIATED WITH DEVELOPMENT. VOTE: YES- ALL (7); (0); NO-NONE**

**PLANNING  
COMMISSION  
BYLAWS**

Planning Commission reviewed the proposals from Dennis & Ray on Section B, paragraph 1. After a lengthy discussion,

**MOTION WAS MADE BY RAYMOND BROWN, SECONDED BY DANIEL STEELE TO APPROVE THE CHANGES TO SECTION B, PARAGRAPH 1 TO READ AS FOLLOWS:**

**PLANNING COMMISSION MEETING – 1-06-05 – *Continued***

**“Every member of the Commission shall attend 75% of the scheduled meetings for the year. Any member unable to attend shall notify the chair or secretary in that order. There should be, when practical, a minimum of 48 hours notice of non-attendance.”**

**“When a member’s attendance is below 75%, the Chair of the Planning Commission may contact the member to determine their willingness to serve. The Chair may make a recommendation to the Mayor requesting the termination of any Planning Commissioner whose attendance becomes unsatisfactory.”**

**VOTE: YES- ALL (7); (0); NO-NONE**

The Planning Commission discussed utilizing alternate members in order to ensure there is a quorum for each meeting. A requirement would be that an alternate members must attend each meeting. This would probably solve the problem when a quorum of the regular members is not present and the meeting has to be cancelled. Ken Young was asked to draft an ordinance amendment to allow alternate members to serve on the Planning Commission.

In reviewing Section B, Paragraph 2 and Section A, Paragraph G2 the Planning Commission noted that “*planning commission*” should be added before the word “*discussion*” in both cases.

In Section B, paragraph 5, and wherever else in the document, the word “*Town*” should be changed to “*City*”.

In Section B, paragraph 6, the word “*or*” should be inserted between the word “*month*” and “*at*”.

These and all other changes, made and to be made, will be reflected in the final document when it is finally adopted by the Planning Commission.

**PLANNING  
COMMISSION  
ANNUAL  
PUBLIC  
MEETING  
NOTICE**

Planning Commission members reviewed the dates of the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of each month, it will not be necessary for any of those dates to be excluded from the regular meetings schedule.

**MOTION WAS MADE BY RAYMOND BROWN, SECONDED BY DANIEL STEELE, TO APPROVE THE PLANNING COMMISSION ANNUAL PUBLIC MEETING SCHEDULE TO BE ON THE FIRST AND THIRD THURSDAY OF EACH MONTH FOR THE YEAR 2005. VOTE: YES- ALL (7); (0); NO-NONE**

**PLANNING COMMISSION MEETING – 1-06-05 – *Continued***

**UTAH  
LEAGUE OF  
CITIES &  
TOWNS  
CONVENTION –  
ERNESTINE  
FOLKS**

Nothing was reported.

**ADJOURNMENT    MOTION WAS MADE BY DENNIS DUNN TO ADJOURN THE  
MEETING.**

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Administrative Assistant

## NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular meeting on **Thursday, January 20, 2005 beginning at 7:00 p.m.** The meeting will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT, at which time consideration will be given to the following:

- 7:00 P.M.      **Opening Remarks & Pledge of Allegiance**
- 7:05            **Roll Call**
- 7:10            **Approval of Agenda Time Frame**
- 7:15            **Approval of Minutes of Previous Meetings, 1-06-05**
- 7:20            **Annexation of Page, Crocket, Frazee Properties – Randy Young**  
                    -Presentation & Discussion
- 8:00 P.M.      **Development Code Amendments:**
1. **Ordinance Amending the Elk Ridge City Code Providing For an Alternate Member of the Planning Commission**  
                            -Recommendation to City Council
- 8:10 P.M.      **General Plan Amendments:**
1. **Ordinance Amending the Moderate Income Housing Element**  
                            -Reschedule the Planning Commission Public Hearing
- 8:15 P.M.      **Planning Commission Bylaws**  
                    -Complete Proposed Amendments
- 8:55 P.M.      **Upcoming Election of Chair & Co-Chair**  
                    - Discussion
- 9:00 P.M.      **ADJOURNMENT**

\*Handicap Access Upon Request. (48 hours notice)

The times, which appear on this agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 13<sup>th</sup> day of January, 2005.

\_\_\_\_\_  
Administrative Assistant

### BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

#### CERTIFICATION

The undersigned duly appointed and acting Administrative Assistant for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 13<sup>th</sup> day of January, 2005.

\_\_\_\_\_  
Administrative Assistant

**ELK RIDGE PLANNING COMMISSION**  
**January 20, 2005**

<b>TIME AND PLACE</b>	A regular meeting of the Elk Ridge Planning Commission, was held on Thursday, January 20, 2005, 7:00 p.m., at 80 East Park Drive, Elk Ridge, Utah.
<b>OPENING REMARKS &amp; PLEDGE OF ALLEGIANCE</b>	Invocation was given by Dennis Dunn, followed by the Pledge of Allegiance.
<b>ROLL CALL</b>	<p><u>Commissioners:</u> Dennis Dunn, Chad Christensen, Raymond Brown, Scot Bell, Joe Jamison,</p> <p>Absent: Bruce Lindow, Daniel Steele</p> <p><u>Others:</u> Ken Young, Planner Ernestine Folks, Administrative Assistant Vernon L. Fritz, Mayor Diana Bell Randy Young Brent Bluth</p> <p>Absent: Gary Prestwich</p>
<b>APPROVAL OF AGENDA TIME FRAME</b>	<b>MOTION WAS MADE BY RAYMOND BROWN, SECONDED BY JOE JAMISON, TO APPROVE THE AGENDA TIME FRAME AS WRITTEN. VOTE: YES -ALL (5); NO-NONE (0), ABSENT – (2) BRUCE LINDOW, DANIEL STEELE.</b>
<b>APPROVAL OF MINUTES OF PREVIOUS MEETING, 1-06-05</b>	<b>MOTION WAS MADE BY SCOT BELL, SECONDED BY RAYMOND BROWN, TO APPROVE THE MINUTES OF THE MEETING ON 1-06-05 AS AMENDED. VOTE: YES- ALL (5); NO-NONE (0); ABSENT – (2) BRUCE LINDOW, DANIEL STEELE.</b>
<b>ANNEXATION OF PAGE, CROCKETT, FRAZEE PROPERTIES - RANDY YOUNG</b>	<p>Randy Young gave a presentation of the property being proposed to be annexed.</p> <p>Mr. Young is the developer of the property and has been working with the Mayor and the staff. He quoted sections from the General Plan to support the proposed annexation as being what the City wants. The property includes 122 acres of property at the north end of the City adjacent to 1600 West, between Goosenest and the 11200 S. County Rd.</p>



## PLANNING COMMISSION MEETING – 1-20-05 - *Continued*

Mr. Young is seeking a zoning of R-1-12,000 PUD. The R-1-12,000 zone is what is proposed for that area in the City's General Plan. He plans for a portion of the property to be developed in an affordable housing high density twin homes project. Other areas will be developed on larger lots with the idea to have upper scale housing to compliment the homes already in Elk Ridge. There will be a mix in the housing, with the higher density affordable housing in a separate area.

A small commercial site is being planned for later in the future. The developments will have CC&R's. Some will be sized at three units per acre, and 5 –6 units per acre in the higher density area.

Also being proposed is an alternate route into the City, which will connect Goosenest/Park Dr. to 1600 West, intersecting the development at a diagonal. Conceptual plans are for this street to have a 120 ft. right of way, with sidewalks, curb and gutter and trees, which will not only improve the entrance into the City but make it safer. Also discussed was the possibility of changing 1600 West at Goosenest to a dead end.

Also proposed are parks, a storm drain system (retention ponds/parks), trails; all of which the City will need to agree to. Development will be done in phases. Mr. Young is not sure where the first phase will be, will depend on the location of available infrastructure. He realizes there are sewer and water issues, he is willing to participate in the costs for those improvements. Some of the Planning Commission expressed their concern with leap frog development, the higher density and the PUD.

Mr. Young is open to clustered developments. He feels what he is proposing is within the guidelines of the City's master plan & PUD. The housing is to be aesthetically pleasing, and he intends to have landscaping done when the home is built, as a means to providing continuity and to provide continuous growth. He further intends to develop more than the just the 120 acres.

Dennis Dunn indicated the proposal is a long ways from where the Planning Commission would like to see it, but there are legitimate concerns with the sewer, water capability, the phases, changes in the Crockett area. Further discussion of a point system would help Mr. Young get the open spaces and additional density in the PUD. The Planning Commission would like to see this again once the concerns have been addressed.

Resident, Brent Bluth has offered his experience in dealing with developments.

## **PLANNING COMMISSION MEETING – 1-20-05 - *Continued***

The Mayor indicated he would like to see the City take time all the time needed, but wants to see steady movement forward in the handling the proposal from Mr. Young indicated he anticipates starting construction at the earliest May 2006. This would coincide with the expansion planned for the sewer and water systems.

### **COUNCIL MEETING UPDATE – VERNON FRITZ**

#### **Salem City Sewer Purchase Proposal.**

Mayor Fritz updated the Planning Commission on the last Council meeting where a presentation by Salem regarding the value of the Salem Sewer Treatment Facility and our interest (18%). Aqua Engineering did the study. A year ago, the Council had RB& G Engineering do a study and the numbers don't match. Salem's Mayor Brailsford indicated that Elk Ridge's share in the plant is worth \$141,000. Mayor Fritz does not agree and is in the process of getting other opinions. Another professional opinion, which agrees with Mayor, sets the amount at over \$200,000. Where it will end up the Mayor doesn't know at this time. Salem wants to attract industry and will need the additional space in the system. It makes sense that they would want our space in the system. At this time Elk Ridge doesn't have to sell and Salem doesn't have to buy. Mayor Fritz doesn't anticipate any movement until we get some figures from Payson City on the costs for connecting to their sewer plant.

**Michael Dubois Request for Re-Zone from RR1 to R-1-15,000** was approved.

**Grand View North Subdivision, Plat B Subdivision** was granted preliminary plat approval.

**Public Hearings were scheduled on the Curb & Gutter Ordinance and Reimbursement Capabilities for Off-site Improvements** were scheduled for January 25 and February 8<sup>th</sup>.

**Road Impact Fee Study.** Gary Prestwich is to further research the possibilities with Mountainland Association of Governments.

**PLANNING COMMISSION MEETING – 1-20-05 - Continued**

**DEVELOPMENT  
CODE  
AMENDMENTS**

**1. Ordinance Amending the Elk Ridge City Code Providing for  
An Alternate Member of the Planning Commission.**

The Planning Commission reviewed the proposed ordinance. Ken Young noted that paragraph B in section 2-1-4 states the same information as paragraph C, and recommended deleting paragraph B.

**MOTION WAS MADE BY DENNIS DUNN, SECONDED BY RAYMOND BROWN, TO RECOMMEND TO THE COUNCIL TO APPROVE THE ORDINANCE AMENDING THE ELK RIDGE CITY CODE PROVIDING FOR AN ALTERNATE MEMBER OF THE PLANNING COMMISSION AMENDING SECTION 2-1-4, DELETING PARAGRAPH B AND CHANGING PARAGRAPH LETTER "C" TO PARAGRAPH LETTER "B". VOTE: YES- ALL (5); NO-NONE (0); ABSENT – (2) BRUCE LINDOW, DANIEL STEELE.**

**GENERAL PLAN  
AMENDMENTS**

**1. Ordinance Amending the Moderate Income Housing Element.**

The Planning Commission was asked to reschedule the public hearing due to the ordinance document not being ready.

**MOTION WAS MADE BY DENNIS DUNN, SECONDED BY JOE JAMISON, TO SCHEDULE THE PLANNING COMMISSION PUBLIC HEARING FOR THE ORDINANCE AMENDING THE MODERATE INCOME HOUSING ELEMENT ON FEBRUARY 17, 2005 AT 7P.M. FOR 15 MINUTES. VOTE: YES- ALL (5); NO-NONE (0); ABSENT – (2) BRUCE LINDOW, DANIEL STEELE.**

**PLANNING  
COMMISSION  
BYLAWS**

Planning Commission reviewed the remainder of the bylaws. Ernestine Folks is to prepare a revised draft for adoption by the Planning Commission at the next meeting.

**UPCOMING  
ELECTION OF  
CHAIR &  
CO-CHAIR**

Chairman Dunn asked the commission to be aware of the selection of a chairman and vice chair at the next meeting.

**ADJOURNMENT**

**MOTION WAS MADE BY SCOT BELL TO ADJOURN THE MEETING AT 9:10 P.M.**

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Administrative Assistant

## NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will **NOT** hold a regular meeting on **Thursday, February 3, 2005 beginning at 7:00 p.m.** due to a lack of quorum.

Dated this 2<sup>nd</sup> day of February, 2005.

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Administrative Assistant

### BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

#### CERTIFICATION

The undersigned duly appointed and acting Administrative Assistant for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 2<sup>nd</sup> day of February, 2005.

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Administrative Assistant

## NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular meeting on **Thursday, February 17, 2005 beginning at 7:00 p.m.** The meeting will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT, at which time consideration will be given to the following:

- 7:00 P.M.      **Opening Remarks & Pledge of Allegiance**
- 7:05            **Roll Call**
- 7:10            **Approval of Agenda Time Frame**
- 7:15            **Selection of Chair & Co-Chair**
- 7:20            **Approval of Minutes of Previous Meetings, 1-20-05**
- 7:30            **Grand View North Subdivision, Plat B – Final Plat - Paul Shupe**  
                    -Approval & Recommendation to Council
- 7:45            **Zone Map Amendment Request – Burke Cloward**
- 8:00            **General Plan Ad Hoc Committee**  
                    -Discussion with Committee
- 8:15            **Council Meeting Update – Gary Prestwich**
- 8:25            **Amended Planning Commission Bylaws**  
                    -Approval
- 8:30            **General Plan Amendments:**
1. **Ordinance Amending the Moderate Income Housing Element**  
                            -Reschedule the Planning Commission Public Hearing
2. **Ordinance Amendment to Land Use Element & Future Land Use Map– Gary Prestwich**  
                            -Animal Rights/Minimum Lot Size Recommendation from City Council
- 8:45            **Development Code Amendments:**
1. **Ordinance Amendment to R1-15,000A Zone – Gary Prestwich**  
                            -Animal Rights/Minimum Lot Size Recommendation from City Council
- 9:00 P.M.      **ADJOURNMENT**

\*Handicap Access Upon Request. (48 hours notice)

The times, which appear on this agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 9<sup>th</sup> day of February, 2005.

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Administrative Assistant

**BY ORDER OF THE ELK RIDGE PLANNING COMMISSION**

**CERTIFICATION**

The undersigned duly appointed and acting Administrative Assistant for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 9<sup>th</sup> day of February, 2005.

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Administrative Assistant

## ELK RIDGE PLANNING COMMISSION

February 17, 2005

### TIME AND PLACE

A regular meeting of the Elk Ridge Planning Commission, was held on Thursday, February 17, 2005, 7:00 p.m., at 80 East Park Drive, Elk Ridge, Utah.

### OPENING REMARKS & PLEDGE OF ALLEGIANCE

Invocation was given by Chad Christensen. Following the Pledge of Allegiance, Dennis Dunn shared his recent experience, retiring an old U. S. flag, with the Boy Scouts.

### ROLL CALL

Commissioners: Dennis Dunn, Chad Christensen, Raymond Brown, Scot Bell, Joe Jamison,

Absent: Bruce Lindow, Daniel Steele (Both have submitted their resignation, but have not been replaced and will be accounted for as absent until such time as they are replaced)

Others: Ken Young, Planner  
Ernestine Folks, Administrative Assistant  
Gary Prestwich, Councilman  
Burke Cloward, Randy Cloward, Paul Shupe, Duane Curtis, Stewart Jolley

### APPROVAL OF AGENDA TIME FRAME

**MOTION WAS MADE BY RAYMOND BROWN, SECONDED BY JOE JAMISON, TO APPROVE THE AGENDA TIME FRAME AS WRITTEN NOTING THAT IF MR. SHUPE IS NOT PRESENT AT THE TIME THE PLANNING COMMISSION GETS TO THE GRAND VIEW NORTH SUBDIVISION AGENDA ITEM, THEY WILL TAKE MR. CLOWARD'S ZONE MAP AMENDMENT REQUEST. VOTE: YES -ALL (5); NO-NONE (0), ABSENT – (2) BRUCE LINDOW, DANIEL STEELE.**

### SELECTION OF CHAIR & CO CHAIR

**MOTION WAS MADE BY JOE JAMISON, SECONDED BY CHAD CHRISTENSEN, TO NOMINATE RAYMOND BROWN AS CHAIR FOR THE YEAR 2005. VOTE: YES -ALL (5); NO-NONE (0), ABSENT – (2) BRUCE LINDOW, DANIEL STEELE.**

**MOTION WAS MADE BY JOE JAMISON, SECONDED BY RAYMOND BROWN, TO NONIMATE CHAD CHRISTENSEN AS CO-CHAIR FOR THE YEAR 2005. VOTE: YES -ALL (5); NO-NONE (0), ABSENT – (2) BRUCE LINDOW, DANIEL STEELE.**

**PLANNING COMMISSION MEETING – 2-17-05 - Continued**

**APPROVAL OF  
MINUTES OF  
PREVIOUS  
MEETING,  
1-20-05**

**MOTION WAS MADE BY JOE JAMISON, SECONDED BY  
SCOT BELL, TO APPROVE THE MINUTES OF THE  
MEETING ON 1-20-05 AS WRITTEN. VOTE: YES- ALL (5);  
NO-NONE (0); ABSENT – (2) BRUCE LINDOW, DANIEL STEELE.**

**ZONE MAP  
AMENDMENT  
REQUEST –  
BURKE  
CLOWARD**

The Planning Commission reviewed the memorandum from the City Planner, wherein he recommends as follows:

1. The request appears to meet the intent of the General Plan, which has identified future zoning in the area to be R-1-15,000A, which include animal rights. This request is for the same zoning designation, but without the animal rights.
2. Recently, the City Council approved a zone change for the second phase of the nearby Rocky Mountain Way Subdivision to the R-1-15,000 zone, determining that animal rights might best be allowed on lots of at least ½ acre. It would be consistent to approve this request, based upon this determination.
3. The General Plan should be amended to reflect these zone changes, as well as amending the entire area north of Goosenest shown as future R-1-15,000A zoning to reflect a future R-1-15,000 zoning.

In reviewing the application, Dennis Dunn noted it is in line and doesn't see any problems with it.

The City Planner further indicated the General Plan should be first amended and the zone change could then be approved or at least simultaneously with the General Plan amendment so that the zone map amendment request would be in compliance with the General Plan.

Gary Prestwich informed the Planning Commission that the City Council would like for the General Plan to be amended to allow the area east of the Rocky Mountain Subdivision to have animal rights. West of the Rocky Mountain Subdivision there would not be any animal rights allowed.

In addition, the minimum size of lots allowing animal rights would be no less than ½ acre lots.

Mr. Cloward indicated his intent was to protect the area where the church is being built.



**PLANNING COMMISSION MEETING – 2-17-05 - Continued**

**MOTION WAS MADE BY DENNIS DUNN, SECONDED BY JOE JAMISON, TO TABLE ACTION ON THIS ITEM UNTIL IT CAN BE DONE CONCURRENTLY WITH THE GENERAL PLAN AMENDMENT. VOTE: YES- ALL (5); NO-NONE (0); ABSENT – (2) BRUCE LINDOW, DANIEL STEELE.**

**GRAND VIEW  
NORTH  
SUBDIVISION,  
PLAT B –  
FINAL PLAT –  
PAUL SHUPE**

The Planning Commission reviewed the letters from the City Planner and the City Engineer wherein they recommend giving final plat approval. Corrected plans indicate the road improvements will be to Elk Ridge Standards. Planning Commission concerns expressed were with the storm water runoff on Elk Meadow Drive.

Following a lengthy discussion, **MOTION WAS MADE BY SCOT BELL, TO APPROVE THE GRAND VIEW NORTH SUBDIVISION, PLAT B – FINAL PLAT, NOTING THAT CURRENT DRAINAGE REQUIREMENTS MAY NOT BE ADEQUATE – ENGINEERS CAN FIND A WAY TO ENHANCE WHAT THEY ALREADY HAVE PROPOSED AND MITIGATE THE POTENTIAL OF WATER DRAINAGE RUNOFF.**

Following further discussion on how the engineers would respond to the Planning Commission's concerns, Scot Bell withdrew his motion. And indicated he would like some "enhancement" in the proposed storm drainage system. Mr. Shupe's engineer is to meet with the City engineer to address the Planning Commission concerns.

**MOTION WAS MADE BY CHAD CHRISTENSEN, SECONDED BY SCOT BELL, TO TABLE ACTION ON THE GRAND VIEW NORTH SUBDIVISION, PLAT B – FINAL PLAT UNTIL MARCH 3, 2005 MEETING, AFTER THE ENGINEERS AND SCOT BELL CAN MEET AND DISCUSS THE CONCERNS OF THE PLANNING COMMISSION. VOTE: YES- ALL (5); NO-NONE (0); ABSENT – (2) BRUCE LINDOW, DANIEL STEELE.**

**GENERAL  
PLAN AD HOC  
COMMITTEE**

Stewart Jolley, ad hoc committee member, was present and reported to the Planning Commission the last time the committee met was in December with the Mayor. The committee is not doing anything right now. The general consensus from the public hearings in 1999/2000 was to have the higher density in the north end of the City. He further explained the future land use map and the thinking, which went into designating the future zoning for the land use map at that time. He went on to stress the importance in requiring proposed development to comply with the General Plan.

**PLANNING COMMISSION MEETING – 2-17-05 – Continued**

Dennis Dunn had indicated to Scott Peterson, chair for the ad hoc committee, the Planning Commission was looking for the ad hoc committee to reconsider the zoning definitions as to how they are defined on the map. At this time, the General Plan needs to be reviewed and revised to meet the needs of the community.

He further cautioned the Planning Commission that sprawl development and larger lots costs the City more money (about 20% more) than to develop smaller lots and the City cannot afford those increased costs, unless the residents want to pay higher taxes.

**MOTION WAS MADE BY JOE JAMISON, SECONDED BY DENNIS DUNN, TO ADJUST THE TIME FRAME TO 8:30 P.M. INSTEAD OF 8:15 P.M. VOTE: YES- ALL (5); NO-NONE (0); ABSENT – (2) BRUCE LINDOW, DANIEL STEELE.**

**COUNCIL  
MEETING  
UPDATE –  
GARY  
PRESTWICH**

Gary Prestwich informed the Planning Commission that the City Engineer is addressing the calculation of the storm runoff and the design for sumps and will be submitting a proposal for a new design in the City's requirements.

Question was asked if the City can require off site improvements for storm drainage. No one present had an answer to that question.

Council recommendation to the Planning Commission regarding amending the General Plan Land Use Element & Future Land Use Map and the Development Code is to not allow animal rights on anything less than ½ acre in the area currently zoned as RR-1. Also the area to allow animal rights would be that area east of the Rocky Mountain Subdivision. The area west of the Rocky Mountain Subdivision would not have animal rights and would be designated as R-1-15,000 minimum lot size for future zoning purposes. There would no longer be a R-1-15,000A zone.

Auditor's presented their future forecast for the water fund. They do not recommend changing the water rates. With the proposed future projects, a new well and storage tank, the council is anticipating paying for those with the money being accumulated instead of having to bond for the entire project. This will save the City money.

The Council wants to place a speed hump on Hillside Dr. to reduce the speeding.

**PLANNING COMMISSION MEETING – 2-17-05 – *Continued***

**AMENDED  
PLANNING  
COMMISSION  
BYLAWS**

**MOTION WAS MADE BY DENNIS DUNN, SECONDED BY SCOT BELL, TO APPROVE THE PLANNING COMMISSION BYLAWS AS AMENDED. VOTE: YES- ALL (5); NO-NONE (0); ABSENT – (2) BRUCE LINDOW, DANIEL STEELE.**

**GENERAL PLAN  
AMENDMENTS**

**1. Ordinance Amending the Moderate Income Housing Element.**

The Planning Commission was asked to reschedule the public hearing due to the ordinance document not being ready.

**MOTION WAS MADE BY RAYMOND BROWN, SECONDED BY DENNIS DUNN, TO RESCHEDULE THE PUBLIC HEARING FOR THE ORDINANCE AMENDING THE MODERATE INCOME HOUSING ELEMENT IN THE GENERAL PLAN TO MARCH 17, 2005 @ 7 P.M. TO 7:15 P.M. VOTE: YES- ALL (5); NO-NONE (0); ABSENT – (2) BRUCE LINDOW, DANIEL STEELE.**

**2. Ordinance Amendment to Land Use Element & Future Land Use Map – Gary Prestwich.**

Refer to Council Meeting Update Agenda Item for the Council recommendation.

The Planning Commission will schedule time beginning at the next meeting to begin the process of amending the General Plan based on the Council recommendation.

**DEVELOPMENT  
CODE  
AMENDMENTS**

**1. Ordinance Amendment to R1-15,000A Zone – Gary Prestwich.**

Refer to Council Meeting Update Agenda Item for the Council recommendation.

**ADJOURNMENT**

**MOTION WAS MADE BY DENNIS DUNN TO ADJOURN THE MEETING AT 9:07 P.M.**

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Administrative Assistant

## NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular meeting on **Thursday, March 3, 2005 beginning at 7:00 p.m.** The meeting will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT, at which time consideration will be given to the following:

- 7:00 P.M.      Opening Remarks & Pledge of Allegiance**
- Welcome & Introduction New Planning Commission Member, Russell Adamson
- 7:05              Roll Call**
- 7:10              Approval of Agenda Time Frame**
- 7:15              Approval of Minutes of Previous Meetings, 2-17-05**
- 7:30              Grand View North Subdivision, Plat B – Final Plat - Paul Shupe**  
                    -Report from Scot Bell  
                    -Recommendation to Council
- 7:45              Rocky Mountain Subdivision, Plat A – Preliminary Plat – Michael Dubois**  
                    -Approval & Recommendation to Council
- 8:00              Rocky Mountain Subdivision, Plat B – Preliminary Plat – Michael Dubois**  
                    -Approval & Recommendation to Council
- 8:15              Council Meeting Update – Gary Prestwich**
- 8:25              General Plan Amendments:**
1.   **Ordinance Amendment to Land Use Element & Future Land Use Map–**  
                        -Animal Rights/Minimum Lot Size Recommendation from City Council
- 8:45              Development Code Amendments:**
1.   **Ordinance Amendment to R1-15,000A Zone –**  
                        -Animal Rights/Minimum Lot Size Recommendation from City Council

**9:00 P.M.      ADJOURNMENT**

\*Handicap Access Upon Request. (48 hours notice)

The times, which appear on this agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 25<sup>th</sup> day of February, 2005.

\_\_\_\_\_  
Administrative Assistant

**BY ORDER OF THE ELK RIDGE PLANNING COMMISSION**

**CERTIFICATION**

The undersigned duly appointed and acting Administrative Assistant for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 25<sup>th</sup> day of February, 2005.

\_\_\_\_\_  
Administrative Assistant

## ELK RIDGE PLANNING COMMISSION

March 3, 2005

TIME AND PLACE	A regular meeting of the Elk Ridge Planning Commission, was held on Thursday, March 3, 2005, 7:00 p.m., at 80 East Park Drive, Elk Ridge, Utah.
OPENING REMARKS & PLEDGE OF ALLEGIANCE	Invocation was given by Scot Bell followed by the Pledge of Allegiance,
WELCOME & INTRODUCTION OF NEW PLANNING COMMISSION MEMBER, RUSSELL ADAMSON	New Planning Commission member, Russell Adamson, was welcomed. Russell then shared his background with those present. He grew up in American Fork. His great, great grandfather settled Highland. He was from Scotland and called the area <i>the highlands</i> , and that is where the name Highland came from. Russell went to BYU, got his Bachelors in Mechanical Engineering, went back and got a Masters in Business, works for a company in Springville called Wencor, an aircraft parts distribution company. He is the president of Wencor, doesn't own the company. He has lived in Elk Ridge for 5 years.
ROLL CALL	<p><u>Commissioners:</u> Dennis Dunn, Chad Christensen, Raymond Brown, Scot Bell, Russell Adamson</p> <p>Absent: Joe Jamison, Daniel Steele (Dan has submitted his resignation, but have not been replaced and will be accounted for as absent until such time as he is replaced)</p> <p><u>Others:</u> Ken Young, Planner Ernestine Folks, Administrative Assistant Gary Prestwich, Councilman Burke Cloward, Randy Cloward, Paul Shupe, Duane Curtis, Stewart Jolley</p>
APPROVAL OF AGENDA TIME FRAME	<b>MOTION WAS MADE BY SCOT BELL, SECONDED BY DENNIS DUNN, TO APPROVE THE AGENDA TIME FRAME AS WRITTEN. VOTE: YES -ALL (5); NO-NONE (0), ABSENT – (2) JOE JAMISON, DANIEL STEELE.</b>
APPROVAL OF MINUTES OF PREVIOUS MEETING, 2-17-05	<b>MOTION WAS MADE BY DENNIS DUNN, SECONDED BY CHAD CHRISTENSEN, TO APPROVE THE MINUTES OF THE MEETING ON 2-17-05 AS WRITTEN. VOTE: YES- ALL (5); NO-NONE (0); ABSENT – (2) JOE JAMISON, DANIEL STEELE.</b>

**PLANNING COMMISSION MEETING – 3-03-05 - *Continued***

**GRAND VIEW  
NORTH  
SUBDIVISION,  
PLAT B –  
FINAL PLAT –  
PAUL SHUPE**

Scot Bell met with Bruce Ward and discussed Scot's concerns to enhance and improve the sumps within Elk Ridge to minimize the long term effects of water & drainage on other people's property.

In talking to Bruce, failure of sumps was discussed. Scot further explained if sumps operate at 80% efficiency based on the fact that the average Utah County City operates at a 25 year storm capacity as a standard requirement, then build in a 25% failure rate with our sumps, assuming they will fail 25%, then the sumps would be engineered to 125%, with a built in deterioration rate of 25%. They would still be able to meet 100% of the 25 year storm capacity requirement.

He further indicated the City needs to take a look at sumps that are in the ground now. In a good heavy storm, water runs right over the sump without running into the sump, the sump is not backed up it just does not have the time to contain the water, he recommends examining when you have a steep grade the rate (feet per second) that the water travels increases. The City needs to do things such as increase the size of the grate or have the ability to put in more sumps. He realizes the extra burden is to the developer in this case with the increase in costs, approximately \$2,500, averaging an increase cost of \$250 per lot. In Elk Ridge the current storm drainage fee is \$3 per month. If the fee were to go to \$10 per month, that same resident would realize a cost of \$120 in one year. In two years they would break even. By installing sumps at development time, it will not cost the current residents, but will save future residents having to pay increased costs for storm drainage systems. Other cities such as Salem are currently addressing this same issue. It keeps coming back to not defining what they want. Elk Ridge needs to define what it wants.

The changes to the Grand View North Subdivisions, Plat A & B have taken into consideration the steeper grade, the sumps located on south side of street and they have removed a couple of sumps on the south side and clustered a few of them and added one additional sump. Scot Bell felt the changes are a considerable improvement over what was previously designed. There are seven sumps, the size of the sumps was not increased.

Gary Prestwich expressed concern with a section in the CC&Rs and handed out a written statement from a national policy of the Federal Communications Commission related to concerns with undue restrictions on antennas. In the CC&R's, section 4.7 restricts antennas in the subdivision.

Mr. Lynn Thomsen indicated he was willing to make changes to that section which would allow antennas. There was discussion on the issue The City Planner indicated that the City cannot require a change in the CC&R's. The developer can make changes if they want. Subdivision CC&R's can be more



**PLANNING COMMISSION MEETING – 3-03-05 - Continued**

restrictive with their CC&R's than the City. Mr. Thomsen indicated he could make changes which would allow the Planning Commission and the City Council to approve the antenna systems.

**MOTION WAS MADE BY SCOT BELL, SECONDED BY CHAD CHRISTENSEN, TO 1)APPROVE THE GRAND VIEW NORTH SUBDIVISION, PLAT B – FINAL PLAT WITH THE CHANGES ON THE SUMP DETAILS AS PRESENTED, AND 2)RECOMMEND THE CITY COUNCIL APPROVE THE GRAND VIEW NORTH SUBDIVISION, PLAT B – FINAL PLAT, AND 3)ALSO APPROVE AND RECOMMEND THE CITY COUNCIL APPROVE THE CHANGES MADE ON THE SUMP CONFIGURATION FOR GRAND VIEW NORTH SUBDIVISION, PLAT A. VOTE: YES- ALL (5); NO-NONE (0); ABSENT – (2) JOE JAMISON, DANIEL STEELE.**

**ROCKY  
MOUNTAIN  
SUBDIVISION,  
PLAT A -  
PRELIMINARY  
PLAT – MICHAEL  
DUBOIS**

Mike Dubois and Dennis Roberts were present at this meeting as developers of proposed Rocky Mountain Subdivision, Plat A. The Planning Commission reviewed the letters from the Technical Review Committee. The City Planner informed the Planning Commission that the Staff did review all of the items in the letters with the developers and they are agreeable to making those changes. The recommendation tonight, should the Planning Commission decide to go forward with recommending approval would be subject to those changes occurring, with corrected updated drawings, which is standard procedure.

The City Planner informed the Planning Commission of a particular issue which stands out as being important for the Commission's consideration, is the request from the developer for a modification from the standard on Lot #1 regarding the additional footage requirement on corner lots. The developers have agreed to install an additional 200' of water line on Rocky Mountain Way at their cost, to the north into the property of Jim Armstrong which will benefit the City, should the City allow the modification to the standard on Lot #1. The City through different past agreements with Jim Armstrong, has agreed to provide a water line to the Armstrong property.

The City Planner further explained the reasoning for requiring the additional footage on corner lots. Mr. Dubois informed the Planning Commission that the previous planner, Jim Bolser, had approved the modification as acceptable. Without the approval of the modification, the developers will have to redesign their development.



**PLANNING COMMISSION MEETING – 3-03-05– Continued**

There are two different zones within this subdivision and in some cases the boundaries are in the middle of the lots. Those lots, which will not have animal rights, will be noted as such with the CC&R's and a comment to that effect will be included on the plat.

**MOTION WAS MADE BY DENNIS DUNN, SECONDED BY SCOT BELL TO APPROVE AND RECOMMEND THE CITY COUNCIL APPROVE THE ROCKY MOUNTAIN SUBDIVISION, PLAT A – PRELIMINARY PLAT WITH THE UNDERSTANDING THAT THE CORRECTIONS AS NOTED IN THE LETTERS FROM THE TECHNICAL REVIEW COMMITTEE WOULD BE MADE PRIOR TO PRESENTATION TO THE CITY COUNCIL REVIEW AND A RECOMMENDATION TO INCLUDE THE MODIFICATION TO THE STANDARD FOR LOT #1 FOR THE 200' FT OF 8" WATER LINE BEING CONSTRUCTED AT THE DEVELOPER'S EXPENSE. VOTE: YES- ALL (5); NO-NONE (0); ABSENT – (2) JOE JAMISON, DANIEL STEELE.**

**ROCKY  
MOUNTAIN  
SUBDIVISION,  
PLAT B -  
PRELIMINARY  
PLAT – MICHAEL  
DUBOIS**

Mike Dubois and Dennis Roberts were present at this meeting as developers of proposed Rocky Mountain Subdivision, Plat B. The Planning Commission reviewed the letters from the Technical Review Committee. The City Planner informed the Planning Commission that the Staff did review all of the items in the letters with the developers and they are agreeable to making those changes. The recommendation tonight, should the Planning Commission decide to go forward with recommending approval would be subject to those changes occurring, with corrected updated drawings, which is standard procedure.

The drawing for Plat B indicates it is phase 2. An additional section of property (2 acres) not included with Plat A or Plat B will be developed at a later date. Most of that additional section is located on top of the hill. Mr. Dubois indicated his timeline for construction of Plat B is contingent upon Burke Cloward's property going forward, with the completion of Goosenest Dr. If Mr. Cloward does not complete his development, then Mr. Dubois will complete Plat B accessing Plat B through Ridge View Dr. The Planning Commission expressed their concern on this issue. However, the City Planner indicated that with the size of the development there is not sufficient amount of lots to warrant any concern.

The numbering of lots needs to be corrected to be consistent on all the drawings.

There was discussion regarding the proposed circulation pattern and how the streets on this plat would tie into the extension of N. Salem Hills Dr. and how those properties on top of the hill would be accessed.

**PLANNING COMMISSION MEETING – 3-03-05– *Continued***

The sump details were reviewed by the Planning Commission. No sumps were listed on the legend. There are no sumps included on Plat B and the Engineer's letter does not call out for additional sumps. However, once the storm drain calculations are submitted, the requirement for sumps will be specified.

**MOTION WAS MADE BY CHAD CHRISTENSEN, SECONDED BY DENNIS DUNN TO APPROVE AND RECOMMEND THE CITY COUNCIL APPROVE THE ROCKY MOUNTAIN SUBDIVISION, PLAT B – PRELIMINARY PLAT WITH THE NOTED CONCERNS ON THE SUMPS AND SUGGEST THE ENGINEER LOOK AT THAT PRIOR TO FINAL PLAT APPROVAL, THE LOT NUMBERING BEING CORRECTED ON ALL OF THE DRAWINGS AND THE OTHER CORRECTIONS AS NOTED IN THE TECHNICAL REVIEW LETTERS BEING COMPLIED WITH. VOTE: YES- ALL (5); NO-NONE (0); ABSENT – (2) JOE JAMISON, DANIEL STEELE.**

**COUNCIL  
MEETING  
UPDATE –  
GARY  
PRESTWICH**

The City Council approved allowing additional septic tanks in the Loafer Recreation Association area.

The ordinance amendments providing for an alternate planning commission member and the ordinance providing for off site reimbursement were approved by council.

Russell Adamson was appointed to replace Bruce Lindow as planning commission member.

The Council approved the extension of the sewer line to Park Dr./Loafer Canyon Rd. intersection. The road improvements will not include curb and gutter and the width of asphalt will not be to standards.

**MOTION WAS MADE BY CHAD CHRISTENSEN, SECONDED BY DENNIS DUNN, TO ADJUST THE AGENDA TIME FRAME TO BE ABLE TO DISCUSS THE LAST ITEMS. VOTE: YES- ALL (5); NO-NONE (0); ABSENT – (2) JOE JAMISON, DANIEL STEELE.**

**GENERAL PLAN  
AMENDMENTS**

**1. Ordinance Amendment to Land Use Element & Future Land Use Map-**  
The Planning Commission reviewed a portion of the Land Use Element noting the various changes needing to be made. The City Council has advised the Commission that the property on the east side of Rocky Mountain Way is to be allowed to have animal rights on lots of 15,000 sq. ft., the property on the west side of Rocky Mountain is not to have animal rights. Ray Brown asked that the further discussion of this agenda item be tabled to the next meeting.

**PLANNING COMMISSION MEETING – 3-03-05– *Continued***

**DEVELOPMENT**    **1. Ordinance Amendment to R1-15,000A Zone – Gary Prestwich.**  
**CODE**            Further discussion of this item was tabled to the next meeting.  
**AMENDMENTS**

**ADJOURNMENT**    **MOTION WAS MADE BY DENNIS DUNN TO ADJOURN THE**  
                         **MEETING AT 9:30 P.M.**

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Administrative Assistant

# ELK RIDGE PLANNING COMMISSION MEETING

March 17, 2005

<b>TIME AND PLACE</b>	A regular meeting of the Elk Ridge Planning Commission was held on Thursday, March 17, 2005, 7:00 p.m., at 80 East Park Drive, Elk Ridge, Utah.
<b>OPENING REMARKS &amp; PLEDGE OF ALLEGIANCE</b>	Raymond Brown welcomed the commissioners. An opening prayer was given by Dennis Dunn followed by the Pledge of Allegiance.
<b>WELCOME &amp; INTRODUCTION OF NEW SECRETARY</b>	Margaret Leckie was introduced as the new Planning Commission secretary to be replacing Ernestine Folks.
<b>ROLL CALL</b>	<i>Commissioners:</i> Chad Christensen, Dennis Dunn, Raymond Brown, Russell Adamson, Joe Jamison <i>Absent:</i> Daniel Steele (Dan has submitted his resignation, but has not been replaced and will be accounted for as absent until such time as he is replaced), Scot Bell (Scot arrived late at 7:30) <i>Others:</i> Ken Young, City Planner Gary Prestwich, Councilman Margaret Leckie, Planning Commission Secretary
<b>APPROVAL OF AGENDA TIME FRAME</b>	<b>MOTION WAS MADE BY JOE JAMISON AND SECONDED BY DENNIS DUNN, TO APPROVE THE AGENDA TIME FRAME AS WRITTEN. VOTE: YES-ALL (5); NO-NONE (0); ABSENT (2) DANIEL STEELE, SCOT BELL.</b>
<b>APPROVAL OF MINUTES OF PREVIOUS MEETING 3-03-05</b>	<b>MOTION WAS MADE BY JOE JAMISON AND SECONDED BY CHAD CHRISTENSEN, TO APPROVE THE MINUTES OF THE MEETING ON 3-03-05 AS WRITTEN. VOTE: YES-ALL (5); NO-NONE (0); ABSENT (2) DANIEL STEELE, SCOT BELL.</b>
<b>DISCUSSION OF MEDIA REPORT ON PLANNING COMMISSION – RAY BROWN</b>	<p>Raymond Brown discussed an article in the Daily Herald entitled “Attendance issues hold up Elk Ridge Planning Commission meetings.” He brought up some problems that he felt were caused by the article and passed around a letter addressing some of these issues with an attached sheet for the commissioners to sign if they were in support of the letter. These problems included bad feelings between the Planning Commission and City Council, and the hesitation of prospective Planning Commission members to be a part of a group that is so problematic. The letter also contained his corrections to what Ray felt was misinformation in the article.</p> <p>Raymond said that if he read this article as an individual he would be blaming the Planning Commission for problems in the City. Gary Prestwich mentioned that things were at a halt due to the fact that the City doesn’t have any sewer connections, and that it didn’t have anything to do with the Planning Commission.</p> <p>Ray suggested that when the press is in the room it is important for one to measure what is said as it is often distorted in the reporting. Gary Prestwich said the press is always looking to make an issue. It is unfortunate but will not be remembered long term.</p> <p>Most of the Planning Commissioners agreed that the article had caused more harm than good. Grammatical corrections which will be made to the letter were discussed and the discussion closed.</p>

Scott Bell arrived late at 7:30 PM.

**COUNCIL  
MEETING  
UPDATE –  
GARY  
PRESTWICH**

Southern Utah Valley Water Association gave a presentation to the City Council regarding a wastewater plan. This was in relation to a long-term sewer plan for a regional sewer plant. Aqua Engineering is the lead engineer on the project and gave the presentation. This plant would serve a number of cities and would be implemented in phases. The present waste treatment plants would be included as part of the plan. Bruce Ward talked about preliminary time-lines.

Grandview North subdivisions Final Plat B was approved with the some exceptions.

Rocky Mountain subdivision was asked to make one change regarding a street name, Valley Drive, as there is already a street named Valley Circle and the two names are too similar. Gary requested a change in the General Plan prohibiting streets from using the same first name as any other street in the area.

Loafer Canyon Recreation Association lots were granted exemption from park impact fees.

Mary Rugg obtained 3 bids for building a retaining wall on the east side of the park. The project has commenced.

New-hire replacement, Margaret Leckie, was approved to replace Ernestine Folks, who is retiring.

A covenants allowance was granted for a builder to add an antenna.

Those using city-owned vehicles will now be required to keep a log of their trips and mileage.

**GENERAL PLAN  
AMENDMENTS**

**1. Moderate  
Income  
Housing  
Element**

**1. Ordinance Amending the Moderate Income Housing Element**

A public hearing needs to be rescheduled to amend the Moderate Income Housing Element of the General Plan as there is no ordinance document available yet. The City Planner suggested that since many elements of the General Plan are under review that rather than hold public hearings for each element, we wait a few months and have one public hearing to review all the elements at one time unless it was felt there was an urgency to change this particular element now.

Raymond mentioned that the only element under discussion in the Planning Commission now is the Moderate Income Housing Element and as it is behind schedule and some progress needs to be made, (nothing has happened in the Ad Hoc committee). It was decided that the Planning Commission needs to go forward with a public hearing on this item.

Raymond asked the Planning Commission to read all portions of the general plan and rewrite certain portions so the desires of the community are expressed in the plan. This needs to be done outside of our meeting time. The next few years are critical in our communities' development and we need to get the General Plan in line with the zoning.

Gary Prestwich mentioned that we are at a critical point in the development of Elk Ridge with the new sewer about to come in. Chad mentioned the issue of getting a larger tax base by allowing multi-homes. Some forethought is needed regarding these issues in the review of the general plan.

Gary Prestwich said at this moment we have only one developer, Randy Young, who is proposing a moderate-income development. The smallest proposed lot size is 1/4-acre with single homes and maybe some twin homes. Otherwise the proposed lot sizes are 1/3 acre. He is suggesting a trade-off; by giving him some 1/4-acre lots here and there, then he (Randy Young) will provide open space for parks. Gary said City Council thinks Randy Young's plan is a good one. This is the developer's second proposal. The first was not acceptable to the council. Phase 1 of new plan is good, phase 2 needs some work. The developer needs to make some changes for the plan to be acceptable.

In order to allow time to meet posting deadlines it was decided to schedule the public hearing for the Moderate Income Housing Element amendment either April 7<sup>th</sup> or April 21<sup>st</sup>.

**MOTION WAS MADE BY RAY BROWN AND SECONDED BY DENNIS DUNN, TO SCHEDULE THE PUBLIC HEARING FOR THE MODERATE INCOME HOUSING ELEMENT FOR EITHER APRIL 7<sup>TH</sup> OR APRIL 21<sup>ST</sup> : YES-ALL (6); NO-NONE (0); ABSENT (1) DANIEL STEELE**

**2. Land Use Element and Future Use Land Map**

**2. Ordinance Amendment to Land Use Element and Future Land Use Map**

The City Planner mentioned that there are some major changes needed in the General Plan and that needs to be addressed. In our Future Land Use Map hundreds of acres are designated as high-density zoning and we need to get it congruent with the decisions the commission and the council are actually making regarding zoning.

Raymond asked members of the Planning Commission to spend time in the next three weeks before the next meeting going thru the rest of the Land Use Element and Future Land Use Map in the General Plan; making note of corrections, additions and deletions so that when the next meeting is held this can be pulled together, rather than discussing it at length now. It is going to have to be reviewed. He asked the council members to make note of anything in the plan they had questions about. Write up verbiage for suggested changes. This item was tabled until the next meeting.

**3. Circulation Element – Trails & Open Space**

**3. Circulation Element – Trails & Open Space**

It was suggested that rather than discuss this element in detail at tonight's meeting, that the commission decide on a list of 'hot topics' in the General Plan and that each of these topics be discussed at a future meeting in order of importance.

Planning Commission members were asked to review these items in the General Plan prior to the meeting they will be discussed. Coming up with a discussion plan rather than jumping back and forth will be more efficient.

The topics that were decided upon in the order of importance were:

**1. ZONING OF PUD/GENERAL LAND USE ZONING (Joint assignment – April 7<sup>th</sup> agenda item)**

This will be an agenda item for the April 7<sup>th</sup> Planning Commission Meeting.

**2. TRAILS AND PATHS (Ken Young – April 21<sup>st</sup> agenda item)**

Ken Young offered to present a proposal for a trail system master plan. In his firm, Utah Community Planners, they prepared several trail master plans for communities. Last year one of these plans was commended by Envision Utah for excellent planning. Though it is outside the scope of what he is currently contracted

**HOT TOPICS  
FOR  
AGENDA  
DISCUSSION  
ITEMS**



for, it is in his expertise and would be a chance for us to do some visioning, involve the community and Planning Commission and City Council in preparing a plan that made some sense for the city. His concern was that if a trail system master plan is not established soon, growing as we are, the opportunity will be lost.

It was mentioned that last year, council member Todd Jackson proposed a trail master plan and was hoping to get a grant with the plan, but missed the deadline. Ken will take a look at this plan and see what applies.

Raymond asked Ken to present to the commission a proposal for a Trail Master Plan that they could use to make a recommendation to the City Council; also, to look into the possibility of still getting a grant, possibly a UDOT or federal grants.

Raymond asked Ken Young to meet privately with Todd Jackson and Mary Rugg (the City Council member in charge of trails) and then present his proposal to the Planning Commission on April 21<sup>st</sup> for review. Ken will check on the availability of CAD files containing the Trail system with Todd Jackson.

Gary Prestwich felt that the paragraph in the General Plan allowing motorized trails for ATVs should be eliminated. Raymond said that issue would be reviewed.

3. **CUP – Secondary Water System (a part of the Public Services element) (special presenter arranged by Scot Bell – May 5<sup>th</sup> agenda item)**

Scot Bell mentioned that though some say it is a dead issue and won't happen for a long time, if we don't have the developers put in the infrastructure as they go we ultimately will not be able to implement CUP in our city. Gary said that the mayor has already placed this requirement on Randy Young's proposed development – to put in a dry secondary water system to use CUP water. Raymond mentioned we need to require this of developers in our code.

Scott said that right now the Central Utah Project has a matching fund program available. Scot knows a CUP person who he will schedule to come and present their plan. If we get the developer to do the matching fund, CUP may provide the rest of the funds and Elk Ridge can get secondary water for free. Scot Bell will try and get this presenter on the agenda for the Planning Commission Meeting on May 5th.

4. **OPEN SPACE (future agenda item – date not determined)**

Russell mentioned we send our kids to other communities to play soccer, etc. He asked if we are going to rely on other cities for recreational facilities for our kids? Joe mentioned that if Randy Young's development comes in, it will provide for some open space of this nature. The schools are planning to restructure and get rid of middle school and maybe some of this space could be used also.

This item will follow on the PC agenda after CUP.

5. **STORM DRAIN SYSTEM (future agenda item – date not determined)**

If we are going to have a big collection system it would be wise to require developers to put in the infrastructure as they go.

The problems of retention ponds were discussed. The federal government has so many rules surrounding retention ponds that it is an expensive proposition.

This discussion item will take a lot of time. Gary's comment was that the city

councils' position is not to dig up the streets to create a storm drain system. New developers are putting in curbs and gutters and retention ponds. There was discussion as to what type of storm drain systems the developers are currently putting in. The City needs to decide whether we will require developers to put in these systems in new developments so the roads will never have to be torn up at a later date.

The city planner agreed that as long as we show in the general plan that the storm drain system is what the city wants, whether we have it or not, the developers can be required to put in the infrastructure.

**DEVELOPMENT  
CODE  
AMENDMENTS**

**1. Ordinance Amendment to R1-15,000A Zone**

**(Animal Rights/Minimum Lot Size Recommendation from City Council)**

In view of some of the recent developments, the City Council decided they would like to see animal rights associated with only half-acre lots or larger. It was asked if there was a need for the entire Chapter 7 (the R1-15,000A Zone). Maybe it should be removed completely as there is already an R1-15,000 zone which is less than one-half acre. So perhaps any lot less than one-half acre be zoned R1-15,000 or R1-20,000. The city planner questioned whether we want to have spotty areas within a particular zone where some lots have animal rights and some don't. It was agreed that it makes better sense to eliminate the R1-15,000A zone and zone it either R1-15,000 or R1-20,000 so that an area either has animal rights or doesn't. The question was brought up about the developer last year who was granted R1-15,000A zoning. He is grandfathered and his zoning will still permit animal rights.

**2. Criteria for Permitted Uses in Zones Allowing the Raising, Care and Keeping of Livestock and Fowl – Ken Young**

Much of the verbiage has been taken out of the code which specifies the particulars on how many animals are appropriate on certain lot sizes, leaving the final decision up to the Zoning Administrator (Ken Young).

To regulate this and respond to complaints and concerns in the community there is no body of text to fall back on in the code. The Humane Society does have certain guidelines for the amount of space certain animals require for optimal conditions. The City Planner (who would be acting as the Zoning Administrator) suggested that we find out what the Humane Society standards are and write them in our ordinances to give more subjectivity and fairness to the decisions made on the various properties.

For the community and for the welfare of the animals, this would be a good decision. If a case comes up for a decision, the mayor can then use this number to support the case. Scot thought the standards we were using were County standards. He said we didn't want to be more lenient than the County nor did we want to be more restrictive than the County.

Gary mentioned that most of the complaints in Elk Ridge have to do with dogs and most recently pigeons. Ken Young mentioned the complaint that was received regarding the pigeons, and that we don't have any code that regulates that. We need to respond to that complaint. Last year the board of adjustment gave Mr. Clark unrestricted permission to raise pigeons and it is causing a real problem for his neighbor.

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Ken has reviewed the previous R1-15,000A residential zone, as well as the R1-15,000 residential zone and the R1-20,000 residential zone which allows for animal rights and he recommended going back to where we were before the code was recently changed. There were a few word changes in the amendment that he felt were good and we may want to stick with, but by-in-large, he recommended going back to the original code (but still accepting the elimination of the R1-15,000A zone as suggested earlier in the meeting).

He will review in detail and make recommendations on which wording should be eliminated and which we should keep and will present that to the planning commission.

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Ken will also bring forward an agenda item for an ordinance on pigeons so as to have a guideline to work with in response to nuisance complaints.

**ADJOURNMENT    MOTION WAS MADE BY RAYMOND BROWN TO ADJOURN THE MEETING  
AT 9:02 P.M.**

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Administrative Assistant

## NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular meeting on **Thursday, March 17, 2005 beginning at 7:00 p.m.** The meeting will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT, at which time consideration will be given to the following:

- 7:00 P.M.      **Opening Remarks & Pledge of Allegiance**
- 7:05            **Roll Call**
- 7:10            **Approval of Agenda Time Frame**
- 7:15            **Approval of Minutes of Previous Meeting, 3-03-05**
- 7:20            **Discussion of Media Report on Planning Commission – Ray Brown**
- 7:35            **Council Meeting Update – Gary Prestwich**
- 7:45            **General Plan Amendments:**
1.   **Ordinance Amending the Moderate Income Housing Element**  
     -Reschedule the Planning Commission Public Hearing
  2.   **Ordinance Amendment to Land Use Element & Future Land Use Map–**  
     -Discussion and work session on amendments
  3.   **Circulation Element - Trails & Open Space – Ray Brown**  
     - General Discussion
- 8:30            **Development Code Amendments:**
1.   **Ordinance Amendment to R1-15,000A Zone –**  
     -Animal Rights/Minimum Lot Size Recommendation from City Council
  2.   **Criteria for Permitted Uses in Zones Allowing the Raising, Care and**  
     **Keeping of Livestock & Fowl – Ken Young**  
     - Discussion

9:00 P.M.      **ADJOURNMENT**

\*Handicap Access Upon Request. (48 hours notice)

The times, which appear on this agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 10<sup>th</sup> day of March, 2005.

\_\_\_\_\_  
Administrative Assistant

**BY ORDER OF THE ELK RIDGE PLANNING COMMISSION**

### CERTIFICATION

The undersigned duly appointed and acting Administrative Assistant for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 10<sup>th</sup> day of March, 2005.

\_\_\_\_\_  
Administrative Assistant

## **AMENDED - NOTICE OF PUBLIC MEETING**

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular meeting on **Thursday, April 7, 2005 beginning at 7:00 p.m.** The meeting will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT, at which time consideration will be given to the following:

- 7:00 P.M.      Opening Remarks & Pledge of Allegiance**
- 7:10            Roll Call**
- 7:15            Approval of Agenda Time Frame**
- 7:20            Approval of Minutes of Previous Meeting, 3-17-05**
- 7:25            General Plan Amendments:**
- 1.   Ordinance Amendment to Land Use Element & Future Land Use Map**
    - General Discussion – Chad Christensen and Russell Adamson
  - 2.   Ordinance Amendment to the Moderate Income Housing Element**
    - Reschedule the Planning Commission Public Hearing date
- 7:55            Development Code Amendments:**
- 1.   Ordinance Amendment for Permitted Uses in Zones Allowing the Raising, Care and Keeping of Livestock & Fowl – Ken Young**
    - Review and Discussion of Proposed Ordinance Document
    - Recommendation to City Council
  - 2.   Ordinance Amendment for Requirements Associated with the Keeping of Pigeons – Ken Young**
    - Review and Discussion of Proposed Ordinance Document
    - Recommendation to City Council
  - 3.   ~~Ordinance Amending the Moderate Income Housing Element~~**
    - ~~- Reschedule the Planning Commission Public Hearing~~
- 8:25            Follow-up on Assignments**
- Trails and Paths -(CAD program) – Ken Young– April 21st
  - CUP Secondary Water– (Speaker) – Scot Bell– May 5th
  - Open Space – Ken Young
  - Storm Drain – Scot Bell and Joe Jamison
- 8:55            Certified Community Planning Seminar**
- Registration for New Members
- 9:00 P.M.      ADJOURNMENT**

\*Handicap Access Upon Request. (48 hours notice)

The times, which appear on this agenda, may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 5<sup>th</sup> day of April, 2005.

\_\_\_\_\_  
Administrative Assistant

**BY ORDER OF THE ELK RIDGE PLANNING COMMISSION**

**CERTIFICATION**

The undersigned duly appointed and acting Administrative Assistant for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle , Payson, Utah and delivered to each member of the Planning Commission on the 5th day of April, 2005.

\_\_\_\_\_  
Administrative Assistant

**ELK RIDGE PLANNING COMMISSION MEETING**  
**March 17, 2005**

<b>TIME AND PLACE</b>	A regular meeting of the Elk Ridge Planning Commission was held on Thursday, March 17, 2005, 7:00 p.m., at 80 East Park Drive, Elk Ridge, Utah.
<b>OPENING REMARKS &amp; PLEDGE OF ALLEGIANCE</b>	Raymond Brown welcomed the commissioners. An opening prayer was given by Dennis Dunn followed by the Pledge of Allegiance.
<b>WELCOME &amp; INTRODUCTION OF NEW SECRETARY</b>	Margaret Leckie was introduced as the new Planning Commission secretary to be replacing Ernestine Folks.
<b>ROLL CALL</b>	<i>Commissioners:</i> Chad Christensen, Dennis Dunn, Raymond Brown, Russell Adamson, Joe Jamison <i>Absent:</i> Daniel Steele (Dan has submitted his resignation, but has not been replaced and will be accounted for as absent until such time as he is replaced), Scot Bell (Scot arrived late at 7:30) <i>Others:</i> Ken Young, City Planner Gary Prestwich, Councilman Margaret Leckie, Planning Commission Secretary
<b>APPROVAL OF AGENDA TIME FRAME</b>	<b>MOTION WAS MADE BY JOE JAMISON AND SECONDED BY DENNIS DUNN, TO APPROVE THE AGENDA TIME FRAME AS WRITTEN. VOTE: YES-ALL (5); NO-NONE (0); ABSENT (2) DANIEL STEELE, SCOT BELL.</b>
<b>APPROVAL OF MINUTES OF PREVIOUS MEETING 3-03-05</b>	<b>MOTION WAS MADE BY JOE JAMISON AND SECONDED BY CHAD CHRISTENSEN, TO APPROVE THE MINUTES OF THE MEETING ON 3-03-05 AS WRITTEN. VOTE: YES-ALL (5); NO-NONE (0); ABSENT (2) DANIEL STEELE, SCOT BELL.</b>
<b>DISCUSSION OF MEDIA REPORT ON PLANNING COMMISSION – RAY BROWN</b>	<p>Raymond Brown discussed an article in the Daily Herald entitled "Attendance issues hold up Elk Ridge Planning Commission meetings." He brought up some problems that he felt were caused by the article and passed around a letter addressing some of these issues with an attached sheet for the commissioners to sign if they were in support of the letter. These problems included bad feelings between the Planning Commission and City Council, and the hesitation of prospective Planning Commission members to be a part of a group that is so problematic. The letter also contained his corrections to what Ray felt was misinformation in the article.</p> <p>Raymond said that if he read this article as an individual he would be blaming the Planning Commission for problems in the City. Gary Prestwich mentioned that things were at a halt due to the fact that the City doesn't have any sewer connections, and that it didn't have anything to do with the Planning Commission.</p> <p>Ray suggested that when the press is in the room it is important for one to measure what is said as it is often distorted in the reporting. Gary Prestwich said the press is always looking to make an issue. It is unfortunate but will not be remembered long term.</p> <p>Most of the Planning Commissioners agreed that the article had caused more harm than good. Grammatical corrections which will be made to the letter were discussed and the discussion closed.</p>

Scott Bell arrived late at 7:30 PM.

**COUNCIL  
MEETING  
UPDATE –  
GARY  
PRESTWICH**

Southern Utah Valley Water Association gave a presentation to the City Council regarding a wastewater plan. This was in relation to a long-term sewer plan for a regional sewer plant. Aqua Engineering is the lead engineer on the project and gave the presentation. This plant would serve a number of cities and would be implemented in phases. The present waste treatment plants would be included as part of the plan. Bruce Ward talked about preliminary time-lines.

Grandview North subdivisions Final Plat B was approved with the some exceptions.

Rocky Mountain subdivision was asked to make one change regarding a street name, Valley Drive, as there is already a street named Valley Circle and the two names are too similar. Gary requested a change in the General Plan prohibiting streets from using the same first name as any other street in the area.

Loafer Canyon Recreation Association lots were granted exemption from park impact fees.

Mary Rugg obtained 3 bids for building a retaining wall on the east side of the park. The project has commenced.

New-hire replacement, Margaret Leckie, was approved to replace Ernestine Folks, who is retiring.

A covenants allowance was granted for a builder to add an antenna.

Those using city-owned vehicles will now be required to keep a log of their trips and mileage.

**GENERAL PLAN  
AMENDMENTS**

**1. Moderate  
Income  
Housing  
Element**

**1. Ordinance Amending the Moderate Income Housing Element**

A public hearing needs to be rescheduled to amend the Moderate Income Housing Element of the General Plan as there is no ordinance document available yet. The City Planner suggested that since many elements of the General Plan are under review that rather than hold public hearings for each element, we wait a few months and have one public hearing to review all the elements at one time unless it was felt there was an urgency to change this particular element now.

Raymond mentioned that the only element under discussion in the Planning Commission now is the Moderate Income Housing Element and as it is behind schedule and some progress needs to be made, (nothing has happened in the Ad Hoc committee). It was decided that the Planning Commission needs to go forward with a public hearing on this item.

Raymond asked the Planning Commission to read all portions of the general plan and rewrite certain portions so the desires of the community are expressed in the plan. This needs to be done outside of our meeting time. The next few years are critical in our communities' development and we need to get the General Plan in line with the zoning.

Gary Prestwich mentioned that we are at a critical point in the development of Elk Ridge with the new sewer about to come in. Chad mentioned the issue of getting a larger tax base by allowing multi-homes. Some forethought is needed regarding these issues in the review of the general plan.

Gary Prestwich said at this moment we have only one developer, Randy Young, who is proposing a moderate-income development. The smallest proposed lot size is 1/4-acre with single homes and maybe some twin homes. Otherwise the proposed lot sizes are 1/3 acre. He is suggesting a trade-off; by giving him some 1/4-acre lots here and there, then he (Randy Young) will provide open space for parks. Gary said City Council thinks Randy Young's plan is a good one. This is the developer's second proposal. The first was not acceptable to the council. Phase 1 of new plan is good, phase 2 needs some work. The developer needs to make some changes for the plan to be acceptable.

In order to allow time to meet posting deadlines it was decided to schedule the public hearing for the Moderate Income Housing Element amendment either April 7<sup>th</sup> or April 21<sup>st</sup>.

**MOTION WAS MADE BY RAY BROWN AND SECONDED BY DENNIS DUNN, TO SCHEDULE THE PUBLIC HEARING FOR THE MODERATE INCOME HOUSING ELEMENT FOR EITHER APRIL 7<sup>TH</sup> OR APRIL 21<sup>ST</sup> : YES-ALL (6); NO-NONE (0); ABSENT (1) DANIEL STEELE**

**2. Land Use Element and Future Use Land Map**

**2. Ordinance Amendment to Land Use Element and Future Land Use Map**

The City Planner mentioned that there are some major changes needed in the General Plan and that needs to be addressed. In our Future Land Use Map hundreds of acres are designated as high-density zoning and we need to get it congruent with the decisions the commission and the council are actually making regarding zoning.

Raymond asked members of the Planning Commission to spend time in the next three weeks before the next meeting going thru the rest of the Land Use Element and Future Land Use Map in the General Plan; making note of corrections, additions and deletions so that when the next meeting is held this can be pulled together, rather than discussing it at length now. It is going to have to be reviewed. He asked the council members to make note of anything in the plan they had questions about. Write up verbiage for suggested changes. This item was tabled until the next meeting.

**3. Circulation Element – Trails & Open Space**

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It was suggested that rather than discuss this element in detail at tonight's meeting, that the commission decide on a list of 'hot topics' in the General Plan and that each of these topics be discussed at a future meeting in order of importance.

Planning Commission members were asked to review these items in the General Plan prior to the meeting they will be discussed. Coming up with a discussion plan rather than jumping back and forth will be more efficient.

The topics that were decided upon in the order of importance were:

**1. ZONING OF PUD/GENERAL LAND USE ZONING (Joint assignment – April 7<sup>th</sup> agenda item)**

This will be an agenda item for the April 7<sup>th</sup> Planning Commission Meeting.

**2. TRAILS AND PATHS (Ken Young – April 21<sup>st</sup> agenda item)**

Ken Young offered to present a proposal for a trail system master plan. In his firm, Utah Community Planners, they prepared several trail master plans for communities. Last year one of these plans was commended by Envision Utah for excellent planning. Though it is outside the scope of what he is currently contracted

**HOT TOPICS  
FOR  
AGENDA  
DISCUSSION  
ITEMS**



for, it is in his expertise and would be a chance for us to do some visioning, involve the community and Planning Commission and City Council in preparing a plan that made some sense for the city. His concern was that if a trail system master plan is not established soon, growing as we are, the opportunity will be lost.

It was mentioned that last year, council member Todd Jackson proposed a trail master plan and was hoping to get a grant with the plan, but missed the deadline. Ken will take a look at this plan and see what applies.

Raymond asked Ken to present to the commission a proposal for a Trail Master Plan that they could use to make a recommendation to the City Council; also, to look into the possibility of still getting a grant, possibly a UDOT or federal grants.

Raymond asked Ken Young to meet privately with Todd Jackson and Mary Rugg (the City Council member in charge of trails) and then present his proposal to the Planning Commission on April 21<sup>th</sup> for review. Ken will check on the availability of CAD files containing the Trail system with Todd Jackson.

Gary Prestwich felt that the paragraph in the General Plan allowing motorized trails for ATVs should be eliminated. Raymond said that issue would be reviewed.

3. **CUP – Secondary Water System (a part of the Public Services element) (special presenter arranged by Scot Bell – May 5<sup>th</sup> agenda item)**

Scot Bell mentioned that though some say it is a dead issue and won't happen for a long time, if we don't have the developers put in the infrastructure as they go we ultimately will not be able to implement CUP in our city. Gary said that the mayor has already placed this requirement on Randy Young's proposed development – to put in a dry secondary water system to use CUP water. Raymond mentioned we need to require this of developers in our code.

Scott said that right now the Central Utah Project has a matching fund program available. Scot knows a CUP person who he will schedule to come and present their plan. If we get the developer to do the matching fund, CUP may provide the rest of the funds and Elk Ridge can get secondary water for free. Scot Bell will try and get this presenter on the agenda for the Planning Commission Meeting on May 5th.

4. **OPEN SPACE (future agenda item – date not determined)**

Russell mentioned we send our kids to other communities to play soccer, etc. He asked if we are going to rely on other cities for recreational facilities for our kids? Joe mentioned that if Randy Young's development comes in, it will provide for some open space of this nature. The schools are planning to restructure and get rid of middle school and maybe some of this space could be used also.

This item will follow on the PC agenda after CUP.

5. **STORM DRAIN SYSTEM (future agenda item – date not determined)**

If we are going to have a big collection system it would be wise to require developers to put in the infrastructure as they go.

The problems of retention ponds were discussed. The federal government has so many rules surrounding retention ponds that it is an expensive proposition.

This discussion item will take a lot of time. Gary's comment was that the city



councils' position is not to dig up the streets to create a storm drain system. New developers are putting in curbs and gutters and retention ponds. There was discussion as to what type of storm drain systems the developers are currently putting in. The City needs to decide whether we will require developers to put in these systems in new developments so the roads will never have to be torn up at a later date.

The city planner agreed that as long as we show in the general plan that the storm drain system is what the city wants, whether we have it or not, the developers can be required to put in the infrastructure.

**DEVELOPMENT  
CODE  
AMENDMENTS**

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Administrative Assistant