



CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE OF CANCELLATION OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will cancel a planning commission meeting scheduled at the date, time, and place listed below. Handicap access is available.

- Meeting Date - **Thursday, 8 January 2015**
- Meeting Time – **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

CANCELLED

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 31 December 2014 and delivered to each member of the Planning Commission on 31 December 2014.

Planning Commission Coordinator: _____ Date: 31 December 2014

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CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regularly scheduled meeting at the date, time, and place listed below. Handicap access is available upon request.

- Meeting Date - **Thursday, 22 January 2015**
- Meeting Time – **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks & Pledge of Allegiance
Roll Call/Approval of Agenda

PLANNING COMMISSION BUSINESS

1. Review and approve meeting minutes for 12/11/14 *see attachment*

7:05 pm ACTION ITEMS

2. Elk Ridge Meadows PUD Phase 6 Final Approval *see attachment*

7:20 pm DEVELOPMENT CODE/STANDARDS REVIEW

3. Signs and Advertising Structures Code Amendment..... *see attachment*

7:35 pm CITY BUSINESS

4. City Council Update
5. *Other Business*

Adjournment

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 15 January 2015 and delivered to each member of the Planning Commission on 15 January 2015.

Planning Commission Coordinator: _____ Date: 15 January 2015

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ELK RIDGE PLANNING COMMISSION

January 22, 2015

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, January 22, 2015, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Kevin Hansbrow, Kelly Liddiard, Lisa Phillips, Colin Logue
Absent: Cory Thompson, Andy Costin, David Clark
Others: Mayor Shelley
Shay Stark, *City Planner*
Marissa Bassir, *Planning Commission Coordinator*
Public: Jim Chase, Dean Ingram

OPENING ITEMS

Kelly Liddiard, Chair, welcomed at 7:00 PM. Opening remarks were said by Kevin Hansbrow, followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

DECEMBER 11, 2014 PLANNING COMMISSION MINUTES

There were not any corrections to the minutes.

KEVIN HANSBROW MOTIONED AND COLIN LOGUE SECONDED TO APPROVE THE DECEMBER 11, 2014 PLANNING COMMISSION MEETING MINUTES AS CURRENTLY WRITTEN. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) CORY THOMPSON, ANDY COSTIN, DAVID CLARK

ELK RIDGE MEADOWS PHASE 6 FINAL APPROVAL

Shay Stark, City Planner explained that there are a few items that are affected by the Elk Ridge Meadows project. There is a neighborhood park that is approved with the complete design in the middle of the phases. An option of having the money that would have been spent on the neighborhood park used for the City Park just south of the development was discussed. The proposed neighborhood park property would then be available for lots (9). He would still meet the PUD requirement for open space. The option would be brought as a development agreement amendment to the planning commission and city council. Another item that is affected in the phasing. The proposal was that 1600 W would become Golden Eagle Way. Phase 6 had two lots on 1600 West that the County owns.

Mayor Shelley indicated that he received the deed for 1600 West recently.

Shay Stark, City Planner explained that it would be difficult to develop those lots on 1600 West and would be a better plan to wait until the new Elk Ridge Drive is complete and the traffic could be redirected. From the developer's side of it, there wouldn't be a lot of buyers on a busy main street.

Dean Ingram, Developer mentioned that where the sewer is located, the water will be in the road and would have to close down one lane. So it made sense to redesign the phasing.

Kelly Liddiard, Chair asked when phase 8 is complete, will the roundabout be completed as well.

Mayor Shelley indicated it would have to be done, at the least, with phase 8. The traffic has to be rerouted.

Dean Ingram, Developer indicated he estimated phase 8 being worked on in 2016.

Kelly Liddiard, Chair asked Mr. Ingram if Mr. Salisbury was going to be ready to contribute for the roundabout at that time. Mr. Ingram didn't know as he has not talked with Mr. Salisbury.

Dean Ingram, Developer said he had talked with Mr. Stark about completing the trail section in one phase toward the end of the road completion so it is all done at the same time and won't look pieced together. Then the developer would turn it over to the city as a finished product. The sub contractors could be used for the trail at the same time the park is being done. It would also be beneficial for the connection of the electricity for the trail lighting.

Mr. Ingram didn't know the cost of the park just yet. Mr. Stark, City Planner, was putting together some numbers for an amendment to the developer's agreement.

Shay Stark, City Planner indicated that two lots were removed from phase 6 and four interior lots were added. Phase 6 meets all the requirements and is ready for action. All frontages meet the requirement. Engineering is more of a concern with the final plat, rather than the concept. The new Elk Ridge Drive will only be two lanes, but will be wide enough if needed expansion.

KEVIN HANSBROW MOTIONED AND COLIN LOGUE SECONDED TO RECOMMEND FINAL APPROVAL TO THE CITY COUNCIL THE ELK RIDGE MEADOWS PHASE 6 FINAL PLAT. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) DAVID CLARK, CORY THOMPSON, ANDY COSTIN

SIGNS AND ADVERTISING STRUCTURE CODE AMENDMENT

Colin Logue, PC, indicated he didn't get time to do any research and recommended waiting to discuss the item at a later meeting.

Shay Stark, City Planner explained that Cory Thompson, PC, provided the West Point Code on Lighting and it is very in depth. The planning commission was encouraged to read it, but Colin Logue, PC will make a presentation on it next time.

CITY COUNCIL UPDATE

69 Mayor Shelley reported that the city council met on January 10th all day to figure out where the City will go with the approved budget
70 that was over by \$160,000. There were many things that had to be removed. They were trying to put together a five year plan. There
71 were a lot of issues. The General Plan will need to be redone eventually. There are some ideas on economic development. At every
72 council meeting between now and April, some of the issues will be discussed and decided upon. Most should be taken care of by April
73 for next year's budget. There will also need to be another truth and taxation hearing to raise taxes. There is an option for some grants.
74 Another water well is needed for a backup and will need planned for with the upcoming budgets.
75

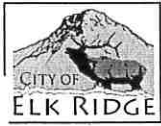
76 **OTHER BUSINESS**

77 The next meeting in February will be the meeting to nominate and vote a new chair and co-chair. Kevin Hansbrow's term is ending and
78 he will need to talk with Mayor Shelley to be reinstated.
79

80 **KELLY LIDDIARD MOTIONED AND COLIN LOGUE SECONDED TO ADJOURN THE MEETING FOR JANUARY 22,**
81 **2015. VOTE: YES – ALL (4), NO - NONE, ABSENT – (3) DAVID CLARK, CORY THOMPSON, ANDY COSTIN**
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84 **ADJOURNMENT** – The meeting was adjourned at 7:40 p.m.
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Planning Commission Coordinator



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NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regularly scheduled meeting at the date, time, and place listed below. Handicap access is available upon request.

- Meeting Date - **Thursday, 12 February 2015**
- Meeting Time – **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks & Pledge of Allegiance
Roll Call/Approval of Agenda

PLANNING COMMISSION BUSINESS

1. Review and approve meeting minutes for 01/22/14 *see attachment*
2. Nomination and Voting for planning commission chair and co-chair

7:15 pm ACTION ITEMS

3. Harrison Heights Phase 3 Final Approval *see attachment*

7:30 pm CITY BUSINESS

4. City Council Update
5. *Other Business*

Adjournment

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 9 February 2015 and delivered to each member of the Planning Commission on 9 February 2015.

Planning Commission Coordinator: *Mawisa Bassin* Date: 9 February 2015

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ELK RIDGE PLANNING COMMISSION

February 12, 2015

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, February 12, 2015, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Cory Thompson, Andy Costin, Kelly Liddiard, Colin Logue, David Clark
Absent: Kevin Hansbrow, Lisa Phillips
Others: Mayor Shelley
Shay Stark, *City Planner*
Marissa Bassir, *Planning Commission Coordinator*
Public: Russ Lundberg, Bradon Kendall

OPENING ITEMS

Kelly Liddiard, Chair, welcomed at 7:00 PM. Opening remarks were said by Mayor Shelley, followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

JANUARY 22, 2015 PLANNING COMMISSION MINUTES

There were not any corrections to the minutes.

COLIN LOGUE MOTIONED AND KELLY LIDDIARD SECONDED TO APPROVE THE JANUARY 22, 2015 PLANNING COMMISSION MEETING MINUTES AS CURRENTLY WRITTEN. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW, LISA PHILLIPS

NOMINATION AND VOTING OF PLANNING COMMISSION CHAIR AND CO-CHAIR

Colin Logue, PC, nominated Kelly Liddiard as planning commission chair. Kelly Liddiard accepted the nomination.

COLIN LOGUE MOTIONED AND DAVID CLARK SECONDED TO VOTE KELLY LIDDIARD AS PLANNING COMMISSION CHAIR FOR 2015. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW, LISA PHILLIPS

Kelly Liddiard, Chair, nominated David Clark as planning commission co-chair. David Clark accepted the nomination.

KELLY LIDDIARD MOTIONED AND CORY THOMPSON SECONDED TO VOTE DAVID CLARK AS PLANNING COMMISSION CO-CHAIR FOR 2015. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW, LISA PHILLIPS

HARRISON HEIGHTS PHASE 3 FINAL PLAT APPROVAL

Shay Stark, City Planner explained that phase 1 of Harrison Heights was lots down Burke Lane that tied into Doe Hill Estates. Phase 2 runs on Christley Lane and was seven lots. Phase 3 will bring seven lots on Christley Lane down to Meadow Lark Lane, which runs west from Doe Hill Estates. Phase 1 and 2 have already been previously approved and recorded. Phase 3 is what is being looked at for final approval. The preliminary has been approved as a whole concept. The development is in the middle of a field and there aren't any real slope issues. The development of phase 3 meets the City code and construction standards.

Kelly Liddiard, Chair, asked where phase 3 meets Doe Hill Estates, will it be connected.

Shay Stark, City Planner replied that Meadow Lark Lane will be connected and a through route will be created. Eventually the development will go down and connect 11200 south. The Christley Lane is the dividing line for the two zones - R-1-15,000 and RR-1-20,000, but the developer has chosen to create 20,000 square foot lots on both sides so it matched up and the frontages were the same across the street. It will change once the curve in the road is formed and the lots to the north will be R-1-15,000 zoned. The lots to the east by Cloward's lot are all zoned R-1-20,000.

KELLY LIDDIARD MOTIONED AND COLIN LOGUE SECONDED TO MOVE FORWARD THE HARRISON HEIGHTS PHASE3 FINAL PLAT TO THE CITY COUNCIL AS PRESENTED. VOTE: YES - ALL (5), NO - NONE, ABSENT (2) KEVIN HANSBROW, LISA PHILLIPS

NON-AGENDA ITEM - LOAFER CANYON ROAD

Colin Logue, PC, questioned when Loafer Canyon Road could be fixed. The pits and manholes are deep and need to be repaired.

Mayor Shelley explained when the road was overlaid and the sewer laterals were installed, the compaction was not done correctly. Every time there is a dip in the road that is where a lateral is located. It has been around five years since the last overlay. It requires another overlay and it is a lot of money to do. The budget doesn't allow it to be fixed within the year.

Colin Logue, PC, indicated that it is a major artery of town and needs to be prioritized.

Kelly Liddiard, Chair, commented that before the overlay, the laterals should be dug out, fixed and re-compacted.

Estimated fix and overlay would be around \$500,000. The Council and Mayor Shelley will look at putting it in the budget for 2016-2017.

CITY COUNCIL UPDATE

Mayor Shelley reported that the city is hiring a full-time assistant administrator to replace Janine Nilsson. The administrator will learn all the various jobs of all employees over time, except accounts payable. Royce Swensen will be responsible for accounts payable. The main function and reason for the full time position is to have some redundancy to have areas covered. The office will also be open a little longer each day to accommodate residents. Interviews will begin on Tuesday. There have been about twelve people apply so far. There has also been a lot of comment from residents on the City Park. There are three different configurations of the park for the residents to look at and comment. It will be a multi-year completion for the park. If there is going to be a civic center, then the planning needs to take place now to reserve monies for the future.

Mayor Shelley had a meeting with a couple of individuals regarding economic development. There are some ideas that will and have been discussed and another meeting has been scheduled for mid-March. Ideally, Mayor Shelley would like to see the 25 acres that Smarts own be annexed into the city and zoned for commercial. A restaurant has been discussed. He would like someone from the planning commission to be in attendance at the meeting. Colin Logue, PC, volunteered to be in attendance. The park bathrooms were also discussed, as well as security so the bathrooms could be opened. City wide clean up will be the week of April 20 as well as a city-wide yard sale and at the end of the week, there could be a concert in the park.

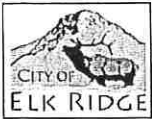
OTHER BUSINESS

Shay Stark, City Planner informed the planning commission that the three parcels of Wendell Hansen were sold back in November. The parcels do not have water so they purchased the water shares from Wendell Hansen and those shares are on West Mountain. They will have to go through a change application with the state to have them transferred to Elk Ridge.

KELLY LIDDIARD MOTIONED AND CORY THOMPSON SECONDED TO ADJOURN THE MEETING FOR FEBRUARY 12, 2015. VOTE: YES – ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW, LISA PHILLIPS

ADJOURNMENT – The meeting was adjourned at 7:43 p.m.

Planning Commission Coordinator



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NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regularly scheduled meeting at the date, time, and place listed below. Handicap access is available upon request.

- Meeting Date - **Thursday, 26 February 2015**
- Meeting Time – **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks & Pledge of Allegiance
Roll Call/Approval of Agenda

PLANNING COMMISSION BUSINESS

1. Review and approve meeting minutes for 02/12/14..... *see attachment*

7:05 pm PUBLIC HEARING AND ACTION

2. Horizon View Farms Preliminary Plat *see attachment*

7:30 pm OTHER ACTION

3. Premier Point Phase 1 Final Plat *see attachment*

7:50 pm CITY BUSINESS

4. City Council Update
5. *Other Business*

Adjournment

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 19 February 2015 and delivered to each member of the Planning Commission on 19 February 2015.

Planning Commission Coordinator:

Maissa Bassin

Date: 19 February 2015

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1 **ELK RIDGE PLANNING COMMISSION**

2 **February 26, 2015**

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5 **TIME AND PLACE OF MEETING**

6 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday,
7 February 26, 2015, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.
8

9 **ROLL CALL**

10 *Commissioners:* Kelly Liddiard, Colin Logue, Kevin Hansbrow, Lisa Phillips

11 *Absent:* David Clark, Cory Thompson, Andy Costin

12 *Others:* Mayor Shelley

13 Shay Stark, *City Planner*

14 Marissa Bassir, *Planning Commission Coordinator*

15 *Public:* Gary Hansen, Julie Smith, Jeff Smith, Chris Salisbury, Jim Chase
16

17 **OPENING ITEMS**

18 Kelly Liddiard, Chair, welcomed at 7:00 PM. Opening remarks were said by Kelly Liddiard, Chair
19 followed by the pledge of allegiance.
20

21 **APPROVAL OF AGENDA**

22 There are only three Planning Commission officers in attendance. Kelly Liddiard, Chair amended the
23 agenda making all action items scheduled for tonight as discussion only because there is not a quorum,
24 unless another Planning Commission member shows up.

25
26 **FEBRUARY 12, 2015 PLANNING COMMISSION MINUTES**

27
28 Kelly Liddiard, Chair – The Planning Commission cannot approve the minutes for February 12, 2015
29 because there is not a quorum.
30

31 Kelly Liddiard, Chair was able to get hold of planning commission member Keven Hansbrow. Kevin
32 Hansbrow is delayed due to bad road conditions but expects to arrive at the public hearing and meeting in
33 approximately 10 to 15 minutes.

34 Kelly Liddiard, Chair put the public hearing and meeting on hold until Kevin arrives so that the Planning
35 Commission has a quorum.

36 Kevin Hansbrow, PC, did arrive. The Planning Commission now has a quorum.
37

38 **FEBRUARY 12, 2015 PLANNING COMMISSION MINUTES**

39
40 **COLIN LOGUE MOTIONED TO APPROVE THE MINUTES AS THEY ARE WRITTEN.**

41 **KEVIN HANSBROW SECONDED. VOTE: YES - ALL (4), NO – NONE, ABSENT – (3)**

42 **DAVID CLARK, CORY THOMPSON, ANDY COSTIN**
43

44 **PUBLIC HEARING AND ACTION**

45 **HORIZON VIEW FARMS PRELIMINARY PLAT**
46

47 Kelly Liddiard, Chair turned the time over to Shay Stark, City Planner.

48 Shay Stark, City Planner – Last year the Planning Commission had approved the Horizon View Farms as 74
49 town homes. The residents of Elk Ridge City were not happy with the development concept. Chris
50 Salisbury, Developer, revised the proposal. Horizon View Farms has revised the plans to 36 residential
51 lots. Chris Salisbury, Developer, has requested a few exceptions. The engineering infrastructure has not

changed. The width of the road did increase. Plat A and B the roads are in the same location. The city asked that Chris Salisbury, Developer, look at his home plans and set those home plans on those lots and show the city that he has home plans that can be built on those lots. He is able to do that and meet the setbacks.

Kelly Liddiard, Chair – There are some lots that look pretty tight. Is there only 1 home in Chris Salisbury, Developer, plans that will work on those lots.

Chris Salisbury, Developer, - Yes some of the lots will only fit a specific home plan. Chris Salisbury, Developer, created a matrix showing which plans will fit on each lot.

Shay Stark, City Planner – There is a lot that will fit a home plan but will probably need to be more custom.

There is a home plan that will fit on each lot. The overall square footage will make the zone, with the exception of some of the frontages. Some of the lots are an interesting shape.

Plat A the exceptions that are being requested are: The lots have a shorter frontage. Showing on the overhead projector- the homes that have a shorter frontage are on the curve. C16 and C17 are the tightest lots. C16 is 27.28 feet and C17 is 41.62 feet C16 is around the curve.

Discussion ensued on what direction the home should face and where the driveway entrance should be placed.

Overall, for most of the lots there are a good variety of plans that could be used.

Kelly Liddiard, Chair

Opened for public hearing. There were no comments by the public. Kelly Liddiard, Chair closed the public hearing.

Kevin Hansbrow - aside from the strange lots it looks is better than the town homes that were previously submitted.

Kelly Liddiard, Chair – Would rather have the strange shaped lots than the town homes as well.

Shay Stark, City Planner – The City Council will have to decide on the square footage that is smaller on the PUD. The PUD does not have the same restrictions as the R-12000. The difference is 100-200 square homes.

Kevin Hansbrow - The option to have a basement is available.

Kelly Liddiard, Chair – Asked for clarification with Chris Salisbury, Developer, about the grading plans that were discussed in the TRC.

Chris Salisbury, Developer - There is a plan in place to review the whole entire plan to see where retaining walls need to be placed.

Colin Logue - Asked for confirmation the retention pond is still in the new plan.

Shay Stark, City Planner – Confirmed that the retention pond is still in the plans. The run off and drainage has changed somewhat with the revised plan. Other than the exceptions discussed, the revised plan does meet code.

Kelly Liddiard, Chair – Asked what the price of the lots will be out of curiosity

Chris Salisbury, Developer, - They will know more after this meeting when they are able to calculate the cost. Chris Salisbury, Developer, would like the lots to be about \$200,000.

COLIN LOGUE MOTION THAT THE HORIZION VIEW FARM PRELIMINARY AND FINAL PLAT BE APPROVED AS WAS PRESENTED TO THE PLANNING COMMISSION AND MOVE IT FORWARD TO CITY COUNSEL. KELLY LIDDIARD, CHAIR SECONDS THE MOTION. VOTE: YES - ALL (4), NO – NONE, ABSENT – (3) DAVID CLARK, CORY THOMPSON, ANDY COSTIN

OTHER ACTION

PREMIER POINT PHASE 1 FINAL PLAT APPROVAL

Kelly Liddiard, Chair turned the time over to Shay Stark, City Planner

Shay Stark, City Planner – This is the final plat approval for Premier Point. The preliminary plat was approved by Planning Commission in November and then City Council in December 2014. This is Phase 1 which is

on the corner on of Loafer Canyon Road and 11200. There are 8 lots showing on the map and they all meet code. The one thing that has changed since the preliminary plan was approved is the drainage area along the back was going to be set aside on the open space. To meet the reality of the Elk Ridge City fiscal demands, another option was presented. We have asked them to provide us the 60 foot right way so that Loafer Canyon Road can meet the transportation plan, which has been changed to a collector plan. The drainage easement will go on the back of the lots. The drainage will be maintained. The buyers of the lots, if they wanted could pipe that drainage. But realistically the cost of doing that is expensive and unlikely. They would have to maintain that drainage flow. The development does meet the city's code and engineering standards.

Discussion ensued on the Premier Point

Kelly Liddiard, Chair - The biggest concern is line of sight at the intersection and the drainage of the area. Shay Stark, City Planner went through the drainage plan and the 14 inch or so structure pipe that is in the area that will funnel the drainage in to the area so that the 100 year storm.

KEVIN HANSBROW MOTIONED APPROVES THE FINAL PLAT FOR PREMIER POINT PHASE 1, WITH THE ADDITION OF THE CLEAR VISION EASMENT. COLIN LOGUE SECONDED THE APPROVAL. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) DAVID CLARK, CORY THOMPSON, ANDY COSTIN

CITY BUSINESS

None

CITY COUNCIL UPDATE

Mayor Shelley - Has scheduled a meeting on March 25, at 10:00 am. Mayor Shelley has gone through some things with Brittany Thompson who is over code enforcement. There are some codes that need to be updated and/or removed such as the nuisance fees. This subject will be coming back to Planning Commission in the next few months. Melanie Hoover has been hired on full time as a backup and as assistant to the recorder. There is also an opening in the public works department. Elk Ridge Meadows area is where we are looking in to putting in the new well. Elk Ridge City owns the property already and will save considerable amount of money in placing it in this area. The savings is upwards to \$100,000. The theme for this year's city celebration is "Bring out the Best". I would like to focus more on the people that are in town like the and not the outside vendors. The city is tight and we need to work with a smaller budget.

KELLY LIDDIARD MOTIONED TO ADJOURN THE MEETING FOR FEBRUARY 12, 2015

ADJOURNMENT - The meeting was adjourned at 8:00 p.m.

Planning Commission Coordinator

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CANCELLATION NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission have cancelled a regularly scheduled meeting at the date, time, and place listed below.

- Meeting Date - **Thursday, 12 March 2015**
- Meeting Time – **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

CANCELLED

CERTIFICATION

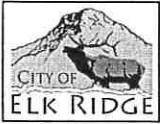
The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, 5 March 2015 and delivered to each member of the Planning Commission on 5 March 2015.

Planning Commission Coordinator: _____ Date: 5 March 2015

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CANCELLATION NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission have cancelled a regularly scheduled meeting at the date, time, and place listed below.

- Meeting Date - **Thursday, 26 March 2015**
- Meeting Time – **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

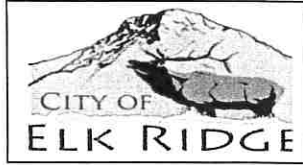
CANCELLED

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 23 March 2015 and delivered to each member of the Planning Commission on 23 March 2015.

Planning Commission Coordinator:  Date: 23 March 2015





City of Elk Ridge-80 East Park Drive Elk Ridge, UT 84651
tel. 801/423-2300 | elkridgecity.org

CANCELLATION NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission have cancelled a regularly scheduled meeting at the date, time, and place listed below.

- Meeting Date – Thursday, April 9, 2015
- Meeting Time – Commission Meeting – 7:00 pm
- Meeting Place – Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651

COMMISSION MEETING AGENDA

CANCELLED

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 7 April 2015 and delivered to each member of the Planning Commission on 7 April 2015.

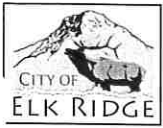
Planning Commission Coordinator:

Date: 7 April 2015

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CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regularly scheduled meeting at the date, time, and place listed below. Handicap access is available upon request.

- Meeting Date - **Thursday, 23 April 2015**
- Meeting Time – **Planning Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

PLANNING COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks & Pledge of Allegiance
Roll Call/Approval of Agenda

PUBLIC FORUM

PLANNING COMMISSION BUSINESS

1. Review and approve meeting minutes for 02/26/2015 *see attachment*
2. Discussion on economic development
3. Discussion on round-a-bout/2-way Stop/4-way Stop
4. New Planning Commission Member, Stacey Petersen

7:15 pm ACTION ITEMS

5. Decision on round-a-bout/2-way Stop/4-way Stop
6. Decision on Hobby Animals-Conditional Use Permit.....*see attachment*
7. Remove Cory Thompson, Planning Commission Member

7:30 pm CITY BUSINESS

8. *Other Business*

Adjournment

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 21 April 2015 and delivered to each member of the Planning Commission on 21 April 2015.

Planning Commission Coordinator:  Date: 21 April 2015

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ELK RIDGE PLANNING COMMISSION

April 23, 2015

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, April 23, 2015, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Andy Costin, Kevin Hansbrow, Lisa Phillips, Colin Logue, Stacey Petersen

Absent: David Clark, Kelly Liddiard

Others: Mayor Shelley

Shay Stark, *City Planner*

Melanie Hoover, *Planning Commission Coordinator*

Public: Judy Guertler, David Guertler, Ryan Crawford, Nancy Petersen, Duane Crutchfield, Judy Crutchfield,

Dave Murdock, Terry Gunn, Richard Swanson, Jim Chase

OPENING ITEMS

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

COLIN LOGUE MOTIONED, ANDY COSTIN SECONDED TO APPOINT KEVIN HANSBROW AS CHAIRMAN FOR TONIGHTS MEETING. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KELLY LIDDIARD, DAVID CLARK

APPROVAL OF AGENDA

There were not any changes to the agenda. Kevin Hansbrow welcomed Stacey Petersen, Planning Commission Member and Melanie Hoover, Planning Commission Coordinator.

PUBLIC FORUM

Dean Ingram, Developer of Elk Ridge Meadows Phase 6 discussed set-backs and presented Commission with a plat map regarding homes on corner lots. He stated that the set-backs for plans with homes including a three car garage are short. He requested 1/3 acre lot zoning in order to fit the third car garage as a possibility. He has interested buyers with the home plans selected and he wanted to make sure the third car garage will fit before building. Mr. Stark stated this is a request for variance on lots. The Code with the PUD ordinance, the set-backs are 25' each direction on corner lots. Previously, an approval was made that Planning Commission and City Council agreed to allow staggering of homes which allows 20' set-backs and that was his recommendation.

Dave Murdock opposes the Conditional Use Permit for a Chicken Coop and has polled his neighbors and stated they all oppose. His reasons are as follows: chickens will attract predatory animals, the smell chicken coops create. Judy Crutchfield opposes the Chicken Permit as well due to her allergies and feels this would affect her health. Mr. Stark presented the criteria that needs to be met to allow a chicken coop and stated the code enforcer approves the plans before it is built and follows up on complaints that may arise. Public discussion ensued.

Judy Guertler has concerns regarding the roundabout in the plans for the city. She is nervous for the older population in town and many are scared of the idea of a roundabout. Dean Ingram is concerned about pedestrians that will need to cross through the roundabout and feels this may be a safety issue. Public discussion ensued.

Kevin Hansbrow, closed the Public Forum at 7:45 pm.

1. FEBRUARY 26, 2015 PLANNING COMMISSION MINUTES

There were not any corrections to the minutes.

COLIN LOGUE MOTIONED AND KEVIN HANSBROW SECONDED TO APPROVE THE FEBRUARY 26, 2015 PLANNING COMMISSION MEETING MINUTES AS CURRENTLY WRITTEN. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) DAVID CLARK, KELLY LIDDIARD

2. DISCUSSION ON ECONOMIC DEVELOPMENT

Mayor Shelley presented the city population is continually growing and stated that within 5 years, the city might reach 5000 residents. Mayor Shelley has an idea that he proposed for Planning Commission's consideration. He presented his ideas of economic development located at 11200 South in regards to property that the Smart family owns. He has met with the Smart's and they are interested in selling their property to the city. He would like a convenience store, a restaurant, and a group of small businesses. This will provide something for Elk Ridge residents to enjoy. Ryan Crawford presented a brief summary of his idea of a reception center/inn within the city. Mayor Shelley presented a map which lays out the Salem Hills Parkway road plan which connects Elk Ridge Drive North, to the Benjamin Exit.

64 **3. DISCUSSION ON ROUNDABOUT/2-WAY/4-WAY STOP**

65 Mayor Shelley proposed to the Planning Commission to eliminate the plans for the roundabout. He is concerned about the steep slope.
66 He stated one of the main reasons for a roundabout was to have a nice monument for the entrance for the city. He proposed the amount of
67 funds that were to go to the roundabout be directed towards other locations in the city. Mayor Shelley prefers a 2-way stop, East to West,
68 with some speed tables. Shay Stark agrees with Dean Ingram regarding the safety of pedestrians within the roundabout and suggests stop
69 signs. Another concern of his is speed. He also proposed placing islands in the middle of the intersection which would slow traffic. Kevin
70 Hansbrow and Colin Logue would like to see plans and designs for stop sign proposals.

71
72 **4. NEW PLANNING COMMISSION MEMBER, STACEY PETERSEN**

73 Stacey Peterson was introduced at the first of the meeting.
74

75 **5. DECISION ON ROUNDABOUT/2-WAY/4-WAY STOP**

76
77 **COLIN LOGUE MOTIONED, ANDY COSTIN SECONDED TO MOVE THIS TO A DISCUSSION AND ACTION ITEM FOR**
78 **THE NEXT PLANNING COMMISSION MEETING TO OBTAIN ADDITIONAL PROPOSALS TO SLOW TRAFFIC AS A**
79 **TWO WAY STOP FOR ELK RIDGE DRIVE AND GOOSENEST. VOTE: YES – ALL (5), NO - NONE, ABSENT - (2)**
80 **KELLY LIDDIARD, DAVID CLARK**

81
82 **6. DECISION ON HOBBY ANIMALS-CONDITIONAL USE PERMIT FOR CHICKEN COOP**

83 Colin Logue noted that Boyd Erickson, Code Enforcement, has been to the Petersen's residence and passed the plans as they fall within
84 code. He feels there are extenuating circumstances regarding the health of some residents and has concerns. Mr. Stark suggested
85 reviewing the codes to possibly have a discussion on wildlife interface chicken coop approvals.
86

87 **KEVIN HANSBROW MOTIONED, ANDY COSTIN SECONDED TO APPROVE THE HOBBY ANIMALS-CONDITIONAL**
88 **USE PERMIT FOR THE PETERSEN'S CHICKEN COOP. VOTE: YES – (4), NO – (1), COLIN LOGUE, ABSENT - (2)**
89 **KELLY LIDDIARD, DAVID CLARK**

90
91 **7. REMOVE CORY THOMPSON, PLANNING COMMISSION MEMBER**

92 The City Council is to approve this at the next City Council meeting.
93

94 **8. OTHER BUSINESS**

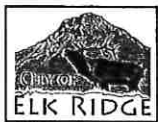
95 There is no other city business.
96

97 **STACEY PETERSEN MOTIONED, KEVIN HANSBROW SECONDED TO ADJOURN THE MEETING FOR APRIL 23,**
98 **2015. VOTE: YES – ALL (5), NO - NONE, ABSENT - (2) KELLY LIDDIARD, DAVID CLARK.**
99

100
101 **ADJOURNMENT** – The meeting was adjourned at 9:15 p.m.
102
103
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Planning Commission Coordinator



CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regularly scheduled meeting at the date, time, and place listed below. Handicap access is available upon request.

- Meeting Date - **Thursday, 14 May 2015**
- Meeting Time – **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks & Pledge of Allegiance
Roll Call/Approval of Agenda

PLANNING COMMISSION BUSINESS

1. Review and approve meeting minutes for April 23, 2015 *see attachment*
2. Discuss agenda process.
3. Discuss city email access.
4. Elk Ridge Assisted Living Center – Conditional Use Permit.....*see attachment*
5. Elk Ridge Assisted Living Center – Commercial Site Plan *see attachment*
6. Elk Ridge Meadows Phase 6 Setbacks

7:25 pm ACTION ITEMS

7. Elk Ridge Assisted Living Center – Conditional Use Permit approval
8. Elk Ridge Assisted Living Center – Commercial Site Plan approval

7:30 pm CITY BUSINESS

9. *Other Business*

Adjournment

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 13 May 2015 and delivered to each member of the Planning Commission on 13 May 2015.

Planning Commission Coordinator: *Melanie H. Brown* Date: 13 May 2015

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ELK RIDGE PLANNING COMMISSION

May 14, 2015

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, May 14, 2015, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Kelly Liddiard, David Clark, Lisa Phillips, Stacey Petersen
Absent: Andy Costin, Kevin Hansbrow, Colin Logue
Others: Mayor Hal Shelley
Shay Stark, *City Planner*
Melanie Hoover, *Planning Commission Coordinator*
Royce Swensen, *City Recorder*
Public: Judy Guertler, Lee Haskell, Brian Burke

OPENING ITEMS

Kelly Liddiard, welcomed at 7:00 PM. Opening remarks were said by Mayor Shelley followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

KELLY LIDDIARD MOTIONED AND STACEY PETERSON SECONDED TO ACCEPT THE AGENDA FOR THE PLANNING COMMISSION MEETING AS CURRENTLY WRITTEN. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) ANDY COSTIN, KEVIN HANSBROW, COLIN LOGUE.

1. APRIL 23, 2015 PLANNING COMMISSION MINUTES

There were not any corrections to the minutes.

STACEY PETERSEN MOTIONED AND KELLY LIDDIARD SECONDED TO APPROVE THE APRIL 23, 2015 PLANNING COMMISSION MEETING MINUTES AS CURRENTLY WRITTEN. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) ANDY COSTIN, KEVIN HANSBROW, COLIN LOGUE.

2. DISCUSS AGENDA PROCESS.

Melanie Hoover verified with Planning Commission the format of the Agenda in regards to having discussion items separate from action items. Commission decided to have the two sections combined and not separated.

3. DISCUSS CITY EMAIL ACCESS.

Melanie Hoover verified that Planning Commission members are receiving the meeting packets and correspondence through their city emails.

4. ELK RIDGE ASSISTED LIVING CENTER-CONDITIONAL USE PERMIT.

Shay Stark presented an overhead view of the Elk Ridge Assisted Living Center Phase 2 Addition. This addition will expand the current center from 16 to 29 units. Mr. Stark stated there are no controversial issues in regards to water, sewer, and drainage. The setbacks and codes are all met. Mr. Stark reported this plan was previously approved for 24 units and if this use is approved, it needs to be noted that the final number to be added is 13 units.

STACEY PETERSEN MOTIONED AND DAVID CLARK SECONDED TO APPROVE THE ELK RIDGE ASSISTED LIVING CENTER PHASE 2 WITH A TOTAL OF 29 UNITS. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) ANDY COSTIN, KEVIN HANSBROW, COLIN LOGUE.

5. ELK RIDGE ASSISTED LIVING CENTER-COMMERCIAL SITE PLAN.

Shay Stark stated the code requires that commercial structure site plans be approved by Planning Commission. Mr Stark has previously verified the water, sewer, storm drainage, landscaping and parking requirements in the plans are they are all met. Mr. Stark stated the site meets the ADA requirements in regards to sidewalks and there are no changes in signage.

KELLY LIDDIARD MOTIONED AND STACEY PETERSEN SECONDED TO ACCEPT AND APPROVE THE COMMERCIAL SITE PLAN FOR THE ELK RIDGE ASSISTED LIVING CENTER AS WRITTEN. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) ANDY COSTIN, KEVIN HANSBROW, COLIN LOGUE.

6. ELK RIDGE MEADOWS PHASE 6 SETBACKS

Kelly Liddiard, noted that Dean Ingram was not present for discussion. Mr. Stark reported Mr. Ingram's issues are in regards to corner lot setbacks within the city. The current setbacks are 25' on both sides which cannot allow a house plan to have a three car garage. He has proposed as follows: 1) The city to have a discussion on setbacks within the city code and 2) Requesting variance within the PUD to have the front of homes setbacks to 25' and the side setbacks at 20'. Mr. Stark pointed out that the line of sight does not change. Kelly Liddiard had concerns on fences if the setbacks are changed. Mr. Stark feels the front setbacks should not be reduced but feels the side setbacks could possibly be changed. 3) A change in the city's PUD Ordinance. Mr. Stark suggested changing the PUD Ordinance of 7500 square foot lot minimum to 12000 square foot lot minimum for Planning Commission to consider. This would eliminate the setback issue.

7. OTHER BUSINESS

Mayor Shelley reported that a new full time public works employee is necessary to help maintain all the parks and trails within the city.

Mayor Shelley presented drawings of ideas for the roundabout and alternatives at the corner of Goosenest and Elk Ridge Drive. The main concern he has is the speed/safety factor on the curve. Kelly Liddiard and Mr. Stark had concerns in regards to pedestrians within a roundabout, especially when the new school is built.

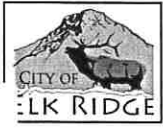
Mayor Shelley reported he has economic development ideas and emphasized the city's need for economic development in regards to increased income for the city.

STACEY PETERSEN MOTIONED, DAVID CLARK SECONDED TO ADJOURN THE MEETING FOR MAY 14, 2015.
VOTE: YES – ALL (4), NO - NONE, ABSENT - (3) ANDY COSTIN, KEVIN HANSBROW, COLIN LOGUE .

ADJOURNMENT – The meeting was adjourned at 8:05 p.m.



Planning Commission Coordinator



CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

CANCELLATION NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission have cancelled a regularly scheduled meeting at the date, time, and place listed below.

- Meeting Date - **Thursday, 28 May 2015**
- Meeting Time - **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

CANCELLED

CERTIFICATION

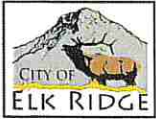
The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, 27 May 2015 and delivered to each member of the Planning Commission on 27 May 2015.

Planning Commission Coordinator:  Date: 27 May 2015

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CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regularly scheduled meeting at the date, time, and place listed below. Handicap access is available upon request.

- Meeting Date - **Thursday, 11 June 2015**
- Meeting Time – **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

- Opening Remarks & Pledge of Allegiance
- Roll Call/Approval of Agenda

PLANNING COMMISSION BUSINESS

1. Review and approve meeting minutes for 05/14/2015 *see attachment*

7:05 pm OTHER ACTION

2. Discussion/Decision on Montague Subdivision regarding environmental issues *see attachment*
3. Discussion/Recommendation for written amendment on Code Change on Setbacks
4. Discussion/Recommendation on Roundabout.....*see attachment*
5. Discussion/Recommendation Silverwolf Road within Elk Ridge Meadows.....*see attachment*

7:30 pm CITY BUSINESS

5. *Other Business*

Adjournment

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 10 June 2015 and delivered to each member of the Planning Commission on 10 June 2015.

Planning Commission Coordinator:  Date: 10 June 2015

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ELK RIDGE PLANNING COMMISSION

June 11, 2015

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, June 11, 2015, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Kelly Liddiard, Kevin Hansbrow, Colin Logue, Stacey Petersen
Absent: Andy Costin, David Clark, Lisa Phillips
Others: Mayor Hal Shelley
Shay Stark, *City Planner*
Melanie Hoover, *Planning Commission Coordinator*
Public: Frank Montague, Dale Bigler, Dean Ingram

OPENING ITEMS

Kelly Liddiard, welcomed at 7:00 PM. Opening remarks were said by Kevin Hansbrow followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

1. MAY 14, 2015 PLANNING COMMISSION MINUTES

There were not any corrections to the minutes.

STACEY PETERSEN MOTIONED AND KELLY LIDDIARD SECONDED TO APPROVE THE MAY 14, 2015 PLANNING COMMISSION MEETING MINUTES AS CURRENTLY WRITTEN. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) ANDY COSTIN, DAVID CLARK, LISA PHILLIPS.

2. DISCUSSION/DECISION ON MONTAGUE SUBDIVISION REGARDING ENVIRONMENTAL ISSUES.

Shay Stark presented planning commission the plans for the single lot Montague Subdivision located on the southwest corner of Hillside Drive and Salem Hills Drive. This lot was originally combined with another lot and was split by a land sale. In order to make this a legal lot of record, the plan needs to go through the subdivision process. This is in the HR-1 zone (hillside residential) with slope and environmental considerations. Mr. Stark referred to the letter provided by Frank Montague requesting to adjust the setbacks to 25 feet based on environmental issues. Mr. Stark explained the house needs to be forward to avoid being built on the 20-30% slopes. He presented an overhead view of the drainage flow. He explained he has had discussion with Mr. Montague to preserve the flow. He reported the drainage has flooded the Brockbank's yard and with the improvements in the road and curb and gutter in place, the flow can be channeled further to the west onto the dirt road portion of Salem Hills Drive. The house will be built on the south end of the 1.4 acre lot. The basement will be at ground level so there won't be much of a hole dug to build the house. The drainage will be carried out and connected to the Houghton's along the street. Kevin Hansbrow feels the house may have to be shifted to the North of the lot to avoid having the home built on the slope. Planning Commission had questions in regards to the contour lines and colors on the slope diagram and Mr. Stark requested Mr. Montague contact his engineer to clarify this issue. Mr. Liddiard suggested moving the home north 15-20 feet but still maintaining the drainage.

KEVIN HANSBROW MOTIONED, KELLY LIDDIARD SECONDED TO TABLE THE SET BACK ADJUSTMENT REQUEST AS MR. MONTAGUE WAS GIVEN DIRECTION TO SPECIFY CONTOUR SLOPE DIAGRAM, SHIFT HOME LOCATION BUT STILL MAINTAIN DRAINAGE AND BRING REQUEST BACK TO PLANNING COMMISSION. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) ANDY COSTIN, DAVID CLARK, LISA PHILLIPS.

3. DISCUSSION/RECOMMENDATION FOR WRITTEN AMENDMENT ON CODE CHANGE ON SETBACKS.

Shay Stark referred to the current city code on setbacks in R1-12000 zoning as 30 feet front, 12 feet side, 30 feet rear, and 30 feet side on corner lots. The PUD overlay on 7000 square foot lots is 25 feet front, 8 feet side, 25 feet rear, 25 feet side on corner lots. Mr. Stark reminded Planning Commission that the minimum square footage requirement was increased without considering the consequences in regards to setbacks. Setbacks are not an issue on large lots but has an impact on fitting homes on smaller lots, specifically corner lots. Mr. Stark stated the setbacks requirements affect all lots throughout Elk Ridge. He is aware of two other lot owners unable to fit a home on their lot. Mr. Ingram cannot fit a three car garage house plan on 1/3 acre lots. Mr. Stark presented the 30 feet line of site on a corner lot and showed if the set back is adjusted down to 20 feet, the line of site is not affected. Mr. Stark does not want to adjust the 12 feet side setbacks but suggests Planning Commission to come with a recommendation to take to City Council for an amendment approval. Mr. Stark proposed to allow a 30-25 feet setback stagger. Planning Commission wants a stagger but feels there is no way to regulate. Mr. Stark requests to reduce the setbacks from 30 feet on corner lots to 25 feet. Planning Commission feels that the setbacks could be changed to the option of 25 feet front and 30 feet back OR 30 feet front and 25 feet back.

62 PLANNING COMMISSION'S RECOMMENDATION TO CITY COUNCIL IS AS FOLLOWS: CHANGING THE SETBACKS
63 WITHIN THE CITY TO HAVE THE OPTION OF 25 FEET IN THE FRONT OR THE BACK AND CHANGING THE SIDE
64 SETBACKS ON CORNER LOTS TO 25 FEET AND TO 20 FEET WITHIN THE PUD.
65

66 4. DISCUSSION/RECOMMENDATION ON ROUNDABOUT.

67 Dean Ingram presented Planning Commission with a packet he prepared for their review in regards to the roundabout plans. The decision
68 needs to be made in order for him to record his next phase. Mr. Stark presented Mayor Shelley's concerns of safety and location size in regards
69 to the roundabout. In 2005, the initial plans for the roundabout were included within the PUD at Elk Ridge Drive and Goosenest Drive. One of
70 the main reasons why the roundabout was included was because of the Cloward Drive location. This issue has dissolved since the portion of
71 Cloward drive has been sold to Dean Ingram. The other reason why the roundabout was included was to have a monument entrance to the city
72 in the middle of the roundabout and currently the entrance to the city is further north. Mr. Stark presented Mayor Shelley's concerns of safety
73 and location size in regards to the roundabout. Mr. Stark agrees that the roundabout will work but will be in a tight space area. He presented an
74 overhead view of a roundabout location in Salt Lake City that is located on a hill that is successful. He reported that in his research there are
75 six times less crashes in roundabouts than intersections and the main cause of the crashes is due to speed. Colin Logue had questions in regards
76 to pedestrian safety issues. Mr. Stark presented the alternate plan of having Elk Ridge Drive go straight through and a two way stop at
77 Goosenest Drive with planter strips located in the center of Elk Ridge Drive. Colin Logue and Kelly Liddiard suggested using pedestrian
78 flashing lights and/or flags for crossing purposes. Mr. Stark suggested having a traffic engineer perform a study.
79

80 PLANNING COMMISSION'S RECOMMENDATION TO CITY COUNCIL IS AS FOLLOWS: ELIMINATE THE
81 ROUNDABOUT AND INSTALL CENTER PLANTER STRIPS OR CURBS WITH A TWO WAY STOP AT GOOSENEST DRIVE.
82 THEY SUGGESTED A STUDY TO BE DONE BY A TRAFFIC ENGINEER.
83

84 5. DISCUSSION/RECOMMENDATION SILVERWOLF ROAD WITHIN ELK RIDGE MEADOWS.

85 Shay Stark, presented Dean Ingram's proposal which affects the consideration of the Goosenest Elk Ridge Drive intersection. Mr. Ingram is
86 asking the City to consider the termination of Silver Wolf Road at Cotton Tail Lane. This modification allows Mr. Ingram to avoid the 10%
87 grade on Silver Wolf, simplifying the construction of infrastructure and simplifying drainage issues associated with the building lots. The
88 vertical transition between homes would now be spread over 50 feet of setbacks in back yards instead of the 16 foot side setbacks. The
89 proposed four-way intersection at Cotton Tail Lane changes the conditions with the Goosenest intersection as it creates additional left hand
90 turns onto Elk Ridge Drive and places additional traffic movements at the toe of the 10% slope creating potential horizontal and vertical line of
91 sight issues.
92

93 PLANNING COMMISSION AGREED WITH THE PLANS PRESENTED BUT DID NOT GIVE A RECOMMENDATION.
94

95 6. OTHER BUSINESS

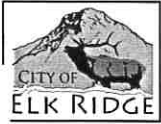
96 There was not any other business discussed.
97

98
99 STACEY PETERSEN MOTIONED, DAVID CLARK SECONDED TO ADJOURN THE MEETING FOR JUNE 11, 2015.
100 VOTE: YES – ALL (4), NO - NONE, ABSENT - (3) ANDY COSTIN, DAVID CLARK, LISA PHILLIPS.
101

102
103 ADJOURNMENT – The meeting was adjourned at 9:15 p.m.
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Planning Commission Coordinator



CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651
t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a planning commission meeting at the date, time, and place listed below. Handicap access is available upon request. (48 hours notice)

- Meeting Date - **Thursday, 25 June 2015**
- Meeting Time - **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks & Pledge of Allegiance
Roll Call/Approval of Agenda

PLANNING COMMISSION BUSINESS

1. Review and approve meeting minutes for 6/11/2015 *see attachment*

PUBLIC HEARING AND ACTION

2. Montague Subdivision Preliminary/Final/Setback Exception Approval *see attachment*
3. Harrison Heights Phase 4 Final Plat Approval..... *see attachment*

PUBLIC HEARING

4. Amendment to the conceptual plan amending the park plan, street routing, and phasing of Elk Ridge Meadows Phases 5-10.

OTHER ACTION ITEMS (none)

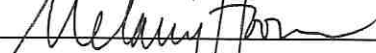
CITY BUSINESS

5. City Council Update
6. *Other Business*

Adjournment

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 24 June 2015 and delivered to each member of the Planning Commission on 24 June 2015.

Planning Commission Coordinator:  Date: 24 June 2015

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ELK RIDGE PLANNING COMMISSION

June 25, 2015

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, June 25, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Kelly Liddiard, Lisa Phillips, David Clark, Stacey Petersen, Colin Logue

Absent: Kevin Hansbrow, Andy Costin,

Others: Shay Stark, *City Planner*

Melanie Hoover, *Planning Commission Coordinator*

City Council, Dale Bigler

Public: Frank Montague, Ryan Haskell, Jim Chase

OPENING ITEMS

Kelly Liddiard, Chair, welcomed at 7:05 PM. Opening remarks were said by Ryan Haskell, followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

1. JUNE 11, 2015 PLANNING COMMISSION MINUTES

There were not any corrections to the minutes.

COLIN LOGUE MOTIONED AND KELLY LIDDIARD SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN AND TO ACCEPT THE JUNE 11, 2015 PLANNING COMMISSION MEETING MINUTES AS CURRENTLY WRITTEN. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) ANDY COSTIN, KEVIN HANSBROW.

PUBLIC HEARING AND ACTION

2. MONTAGUE SUBDIVISION PRELIMINARY/FINAL/SETBACK EXCEPTION APPROVAL

Shay Stark presented an overhead view of the Montague Subdivision. He explained that at the last meeting, the slope analysis was different than the one presented. The previous showed the 20% slope covered an area of the home. Mr. Stark made contact with Mr. Montague's engineer with questions on the contours. The engineer tightened the parameters of the survey and re-evaluated the slope analysis. A new grid was produced and the slope analysis came out flatter. Mr. Stark pointed out the natural drainage. He presented the home is at less than 50% of the building footprint within the 20% slope plus category. He stated the plans meet the city code on slope analysis. Mr. Stark presented the standard set back in the Hillside Zone is at 50 feet in the front and that an exception for 30 feet has been requested by Mr. Montague. The code requires the lot be 40,000 square feet minimum and this lot is 49,000 square feet. Mr. Stark stated the subdivision meets code and recommends approving the Montague Subdivision as presented.

Kelly Liddiard opened the meeting for public comment.

Dale Bigler had questions regarding the code on building within a natural drainage area. Mr. Stark replied that the natural drainage must be allowed to pass through and is a federal law. The drain flow will be carried from the Houghton's rock front drainage and carry through the front of the property and then send it down to the ponding area and will cross a culvert then drop down to the West side of Salem Hills Drive. Mr. Bigler had questions on how much of the hill will be excavated. Mr. Logue pointed out the retaining wall of 4 feet. There will be fill brought in and not much digging to build the home. Mr. Stark reported that Mr. Neeley, City Engineer, reviewed the plan and recommended to carry the overflow with a low point and drop down into the future planned drainage that will connect to Salem Hills Drive. Mr. Stark recommended installing curb and gutter on the North side of the lot to carry the drainage which will be connected to the future subdivision to the west of Montague's lot.

Kelly Liddiard closed public comment.

DAVID CLARK MOTIONED AND STACEY PETERSEN SECONDED TO APPROVE THE MONTAGUE SUBDIVISION PRELIMINARY/FINAL PLAT AND TO APPROVE THE 30 FEET FRONT SETBACK REQUEST. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) ANDY COSTIN, KEVIN HANSBROW.

3. HARRISON HEIGHTS PHASE 4 FINAL PLAT APPROVAL

Shay Stark presented that Harrison Height Phase 4 completes lots along Goosenest Drive Between the west side of the Cloward parcel to the corner of Goosenest and the future Elk Ridge Drive The proposed phase includes 6 lots. An exception was given for the frontage length of these lots at the preliminary approval in order for the Star Lane intersection to match the existing part of the intersection. It was reasoned that the frontage would better match the lots across the street and yet the lots would meet all other code requirements. The improvements for Phase 4 are straightforward and there are no issues requiring special consideration. At this point the only question that has

yet to be resolved is how the proposed roundabout/intersection affects Lot 23. The Planning Commission may choose to wait to make a decision based upon the outcome of the roundabout/intersection design or it may go ahead and approve the subdivision with a condition that it is not recorded until the roundabout intersection design has been approved. And the boundary of Lot 23 adjusted to match accordingly. Mr. Stark reported that City Council gave direction to have a traffic engineer study an intersection with traffic calming device.

Kelly Liddiard opened the meeting for public comment.

Ryan Haskell, Arive Homes, reported that Lot 23 is an appealing lot because there will be a slow down or stop sign at that location. Dale Bigler had questions on the width of the road and wondered if the trail was included as it was approved in the master plan. Mr. Stark responded the width is currently 30 feet but the road will be extended to 66 feet with the right of way. He has concerns in regards to curb and gutter requirements and suggested Mr. Ingram have a conversation with the Cloward's in reference to having curb and gutter installed on their property. Mr. Stark recommended addressing the trails plan to get all issues clarified. Planning Commission questioned how they could approve the plat without the plan of the roundabout/intersection included. Mr. Haskell requested moving forward with approval with the consideration of lot 23, and not being able to record until the study and lot information is completed. Kelly Liddiard responded that all plans may need to be redesigned and he felt the approval should be at a later date.

Kelly Liddiard closed public comment.

DAVID CLARK MOTIONED AND KELLY LIDDIARD SECONDED TO TABLE THE HARRISON HEIGHTS PHASE 4 FINAL PLAT APPROVAL UNTIL A TRAFFIC ENGINEER CAN PERFORM A STUDY ON AN INTERSECTION WHICH WILL AFFECT LOT 23. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) ANDY COSTIN, KEVIN HANSBROW.

PUBLIC HEARING

4. AMENDMENT TO THE CONCEPTUAL PLAN AMENDING THE PARK PLAN, STREET ROUTING, AND PHASING OF ELK RIDGE MEADOWS PHASES 5-10.

Shay Stark explained the purpose of the public hearing is to discuss amendments to the preliminary plat for Elk Ridge Meadows phases 5-10 within the developer's agreement. He feels the proposed changes will address the slope issue would be addressed. He feels it fits the terrain better and will help the drainage issue. Mr. Stark presented the changes in the phasing. The Amendment is within the Development Agreement which eliminates the park plan

Kelly Liddiard opened the meeting for public comment.

Dale Bigler reported he has been heavily involved in the parks and roundabout plan. He feels City Council should be more proactive and come up with a plan to present to Mr. Ingram. He reported the appraisal Mr. Ingram provided for the 2 acres for the park at \$100,000.00 and feels this is a low appraisal. Mr. Ingram's proposal was to eliminate the park plans and pay the city \$100,000 and the rest of the funds would be collected through impact fees. Mr. Bigler would like to see the park plan eliminated and transfer the cost of the park to be put into the future Gooseneck Park. Mr. Stark presented the fact that additional parks incur additional maintenance costs. Kelly Liddiard requested the city obtain its own appraisal on the 2 acre park property. Mr. Bigler reported the alternative he would propose alternative to the roundabout would be to install six 100 foot planter strips that are 6 feet wide with trees, grass and rocks in the center. He estimated the cost of planter strips at \$10-12,000 each. He calculated the cost of planter strips to be at \$150,000 and the balance of the \$350,000 in which the developers are committed to could pay for an entrance to the city located at Skyhawk Way. Planning Commission has concerns that the trees could interfere with the line of site and the school will incur a lot of pedestrians. Mr. Stark reported he would like to see a raised crosswalk for access to the school and discussion on the trail system master plan.

Kelly Liddiard closed public comment.

5. CITY COUNCIL UPDATE

Dale Bigler would like to see more done for the compensation of the Planning Commission and commended them on their work. He also feels that a member of the City Council should be required to attend Planning Commission meetings.

Shay Stark reported the City Council approved the amended setbacks within city code and will be presenting code amendments at the next meeting.

6. OTHER BUSINESS

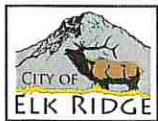
No other business.

KELLY LIDDIARD MOTIONED AND STACEY PETERSEN SECONDED TO CLOSE THE MEETING FOR TONIGHT, JUNE 25, 2015. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) ANDY COSTIN, KEVIN HANSBROW.

ADJOURNMENT – Kelly Liddiard, Chair, adjourned the meeting at 8:45 p.m.



Planning Commission Coordinator



CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a planning commission meeting at the date, time, and place listed below. Handicap access is available upon request. (48 hours notice)

- Meeting Date - **Thursday, July 9, 2015**
- Meeting Time - **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks & Pledge of Allegiance
Roll Call/Approval of Agenda

PLANNING COMMISSION BUSINESS

1. Review and approve meeting minutes for 6/25/2015 *see attachment*

PUBLIC HEARING AND ACTION

2. Final Plat Approval for Harrison Heights Phase 5..... *see attachment*
3. Amendment of City Code regarding Setbacks..... *see attachment*

OTHER ACTION ITEMS

4. Final Plat Approval for Harrison Heights Phase 4..... *see attachment*

CITY BUSINESS

5. City Council Update
6. *Other Business*

Adjournment

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 8 July 2015 and delivered to each member of the Planning Commission on 8 July 2015.

Planning Commission Coordinator: *Melanie Horn* Date: 8 July 2015

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ELK RIDGE PLANNING COMMISSION

July 9, 2015

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, July 9, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Kelly Liddiard, Lisa Phillips, David Clark, Colin Logue
Absent: Kevin Hansbrow, Andy Costin, Stacey Petersen
Others: Shay Stark, *City Planner*
Melanie Hoover, *Planning Commission Coordinator*
City Council, Dale Bigler
Mayor, Hal Shelley
Public: Jim Chase, Dorian Pia, Dean Ingram

OPENING ITEMS

Kelly Liddiard, Chair, welcomed at 7:05 PM. Opening remarks were said by Mayor Hal Shelley, followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

DAVID CLARK MOTIONED AND KELLY LIDDIARD SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) ANDY COSTIN, KEVIN HANSBROW, STACEY PETERSEN

1. JUNE 25, 2015 PLANNING COMMISSION MINUTES

There were not any corrections to the minutes.

COLIN LOGUE MOTIONED AND KELLY LIDDIARD SECONDED TO ACCEPT THE JUNE 26, 2015 PLANNING COMMISSION MEETING MINUTES AS CURRENTLY WRITTEN. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) ANDY COSTIN, KEVIN HANSBROW, STACEY PETERSEN.

PUBLIC HEARING AND ACTION

2. HARRISON HEIGHTS PHASE 5 FINAL PLAT APPROVAL

Shay Stark presented an overhead view of the plat for Harrison Heights Phase 5. He stated that some street grades and utilities will have minor changes but the overall layout should stay the same. Dean Ingram stated the water line has already been put in by the previous developer the intent is to connect to the installed water line as feasible as possible. Mr. Stark advised an action to not be taken at this time, but that this discussion was for public hearing.

Kelly Liddiard opened the meeting for public comment.

There was no public comment.

Kelly Liddiard closed public comment.

NO ACTION TAKEN AT THIS TIME.

3. AMENDMENT OF CITY CODE REGARDING SETBACKS.

Shay Stark reported that City Council agreed with the Planning Commission's recommendation to amend the setbacks and therefore he presented a draft version of the amended codes. Standard Residential zones currently have 30' front and back setbacks. The amended setback would be give the owner the option to choose a 25' setback on either the front or back. Corner lots currently have 30' setback requirements. The amended setback would be amended to 25' setback on corner lots. The current setbacks within the PUD overlay zone on corner lots is 25'. The amended setback would be 20' setback on the street of side corner lots within the PUD Overlay zone. Mr. Stark referred to a public comment in regards to setbacks on accessory buildings. The current code requires 5' setback from back lot line and 5' setback from side yard line. The public utility easement is 8' wide therefore sets a problem. Mr. Stark proposed to change the setback requirement to 10' to have an extra 2' to be clear of any possible overhanging. He stated the City should not have a setback that is any less than a public utility easement. Planning Commission had concerns that there would be no room on lots for accessory buildings with a 10' setback requirement. Mr. Stark's concerns are that if the setbacks are not amended and the utility easement needs to be accessed, the building would possibly need to be torn down. Colin Logue suggested to inform residents when they apply for an accessory building permit that the city code setback is 5' but warning them of the utility easement of 8'. Planning Commission had questions on what size of accessory buildings require building permits. Mr. Stark reported there is a table within the city codes that lists the size requirements. David Clark was assigned the responsibility to research the accessory building codes to see if a revision is necessary. Mr. Stark suggested not allowing permanent foundation within the utility easement if residents are still allowed to build on it. Mr. Stark referred to public concern in regards to accessory building side corner 40' setbacks. Kelly Liddiard requested Mr. Stark to draw a diagram of setbacks to have a clear understanding of the setback requirements and/or problems. Mr.

63 Stark recommends to take out the accessory building code change proposals and move forward the setback draft amendment to City Council
64 for approval.

65
66 Kelly Liddiard opened the meeting for public comment.

67 There was not public comment.

68 Kelly Liddiard closed public comment.
69

70 **KELLY LIDDIARD MOTIONED AND COLIN LOGUE SECONDED TO MOVE FORWARD THE ORDINANCE**
71 **REVISION OF SECTION 15-3 TO CITY COUNCIL AS WRITTEN WITH THE EXCEPTION OF THE ACCESSORY**
72 **BUILDING SETBACKS AMENDMENTS. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) ANDY COSTIN, KEVIN**
73 **HANSBROW, STACEY PETERSEN.**
74

75
76 **OTHER ACTION ITEM.**

77 **4. HARRISON HEIGHTS PHASE 4 FINAL PLAT APPROVAL**

78 Mr. Stark reported the plans for the roundabout are going forward. He stated the roundabout is in the developer's agreement and was approved
79 previously. Mr. Stark presented the change to a regular intersection and with the change, the request to have the developer pay for a traffic
80 engineer to perform a study for safety issues. The developer has decided to go with what was approved and to keep the roundabout in the
81 plans. Lot #23 has a portion of the roundabout cut into the corner of the lot. Colin Logue had concerns on the location of the driveway on this
82 lot and Mr. Stark stated that it will be located on the east side of the property. Mr. Stark stated if the roundabout plans change at all, the
83 location of the roundabout would shift to the west. Planning Commission discussed the proposed location of the trails, the future park plans,
84 and school crossing locations with Mr. Stark.
85

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87 **DAVID CLARK MOTIONED AND COLIN LOGUE SECONDED TO APPROVE HARRISON HEIGHTS PHASE 4 AS**
88 **PROPOSED AND MOVE IT FORWARD TO CITY COUNCIL. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) ANDY**
89 **COSTIN, KEVIN HANSBROW, STACEY PETERSEN.**
90

91 **5. CITY BUSINESS**

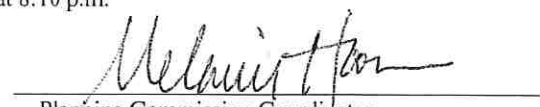
92 Mayor Shelley introduced Jim Chase who he has chosen to serve on the Planning Commission. Jim Chase is replacing Andy Costin, who will
93 no longer serve on Planning Commission and this will be brought forward to City Council. Mayor Shelley reported that Mary Preece has
94 resigned and the City Office will be hiring a new Office Clerk.
95

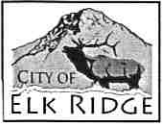
96 **6. OTHER BUSINESS**

97 Colin Logue had concerns in regards to temporary signs being placed around the City advertising businesses. He stated the signs that go up
98 and down are fine, he has concerns in regards to all of the advertising being left up for a long period of time. Mayor Shelley stated he will
99 report this to the Code Enforcement Officer.
100

101 **KELLY LIDDIARD MOTIONED AND COLIN LOGUE SECONDED TO CLOSE THE MEETING FOR TONIGHT, JULY 9,**
102 **2015. VOTE: YES - ALL (4), NO - NONE, ABSENT - (2) ANDY COSTIN, KEVIN HANSBROW, STACEY PETERSEN**
103

104 **ADJOURNMENT** – Kelly Liddiard, Chair, adjourned the meeting at 8:10 p.m.
105

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107
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Planning Commission Coordinator



CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

CANCELLATION NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission have cancelled a regularly scheduled meeting at the date, time, and place listed below.

- Meeting Date - **Thursday, August 13, 2015**
- Meeting Time – **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

CANCELLED

CERTIFICATION

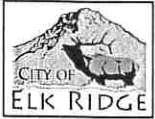
The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, 12 August 2015 and delivered to each member of the Planning Commission on 12 August 2015.

Planning Commission Coordinator:  Date: 12 August 2015

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CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651
t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regularly scheduled meeting at the date, time, and place listed below. Handicap access is available upon request.

- Meeting Date - **Thursday, 27 August 2015**
- Meeting Time – **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks & Pledge of Allegiance
Roll Call/Approval of Agenda

PLANNING COMMISSION BUSINESS

1. Review and approve meeting minutes for 07/09/2015 *see attachment*
2. Discussion of Amendment/Removal of PUD Ordinance, Title 10, Chapter 11, Article E
3. Discussion of Amendment of Landscape Ordinance, Section 10-12-36, see discussion from August 14, 2014 minutes.....*see attachment*

7:30 pm OTHER ACTION

4. Harrison Heights Phase 5 Final Plat Approval.....*see attachment*
5. David Clark - Discussion/Decision on Amendment of Accessory Building Codes, Chapter 10-12-05

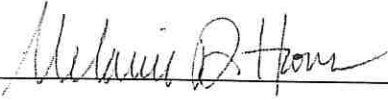
7:45 pm CITY BUSINESS

6. *Other Business*

Adjournment

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 26 August 2015 and delivered to each member of the Planning Commission on 26 August 2015.

Planning Commission Coordinator:  Date: 26 August 2015



ELK RIDGE PLANNING COMMISSION

August 27, 2015

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, August 27, 2015, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: David Clark, Stacey Petersen, Lisa Phillips, Jim Chase
Absent: Kelly Liddiard, Kevin Hansbrow, Colin Logue
Others: Mayor Hal Shelley
Shay Stark, *City Planner*
Melanie Hoover, *Planning Commission Coordinator*
Public: Dale Bigler, Dean Ingram

OPENING ITEMS

David Clark, welcomed at 7:15 PM. Opening remarks were said by Stacey Peterson followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

STACEY PETERSON MOTIONED AND JIM CHASE SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES – ALL (4), NO – NONE, ABSENT – (3) KELLY LIDDIARD, KEVIN HANSBROW, COLIN LOGUE

PLANNING COMMISSION BUSINESS

1. REVIEW AND APPROVE MEETING MINUTES FOR 07/09/2015

Jim Chase stated that there needs to be a correction to Line 82 on the 7/9/2015 meeting minutes, changing the location of the driveway on Lot #24 in Harrison Heights Phase 4 from the west to the east.

DAVID CLARK MOTIONED AND STACEY PETERSON SECONDED TO APPROVE THE 7/9/2015 MEETING MINUTES WITH STATED CORRECTION. VOTE: YES – ALL (4), NO – NONE, ABSENT – (3) KELLY LIDDIARD, KEVIN HANSBROW, COLIN LOGUE

2. DISCUSSION OF AMENDMENT/REMOVAL OF PUD ORDINANCE, TITLE 10, CHAPTER 11, ARTICLE E

Shay Stark stated that City Council requested to have Planning Commission review the PUD Ordinance. Mr. Stark suggested the Planning Commission discuss and consider the removal or amending of the PUD Ordinance over the next few weeks. He stated that the Planning Commission needs to consider if the city wants small parks with costs associated or have funds go towards a park in the General Plan. Mr. Stark stated the R-1-12000 Zone was amended to apply to any zone and the City is to provide 25% of open land to parks. David Clark referred to a poll recently given to residents and most favored fewer parks. Mr. Stark stated that Park Impact Fees covers 45% of the cost of a park. The PUD Zone Ordinance benefits the city and works towards the other 55% of the park cost. He also stated that the Trail System Master Plan needs to be revised and discussed. Dale Bigler reported that Brittney Thompson, City Council, is suggesting that the PUD Ordinance be removed completely.

3. DISCUSSION OF AMENDMENT OF LANDSCAPE ORDINANCE, SECTION 10-12-36, SEE DISCUSSION FROM AUGUST 14, 2014 MEETING MINUTES

Dale Bigler proposed that the financing cost of the landscaping in new development be included with individual home loans. Shay Stark stated that there is no right or wrong answer for the ordinance. David Clark proposed that the city collect the money in a landscaping bond to be included in a building permit and require that front yards be finished within 6 months of occupancy. Mr. Clark also proposed the city find a way to enforce the ordinance and that he will research into other cities ordinances to see how their landscaping ordinances are done.

OTHER ACTION

4. HARRISON HEIGHTS PHASE 5 FINAL PLAT APPROVAL

Shay Stark presented an overhead view of Harrison Heights Phase 5 which includes the extension of Christley Lane to the North, connecting to Meadowlark Lane. This ties in with Doe Hill Estates. Mr. Stark stated that Harrison Heights Phase 5 was previously a future Phase of Doe Hill Estates. He reported that the water lines are already existing in this location and there isn't much that can be done to change the lay out and its going in the way it was previously designed. Mr. Stark stated that the street grades on roads are 8% which is within city codes. Jim Chase asked if the 6% slope on Sky Hawk and Christley Lane are safe to drive on during winter months. Shay Stark replied yes and stated the grades change throughout Sky Hawk and Christley Lane. Jim Chase questioned if Christley Lane has a PI line in it. Mr. Stark stated they are waiting on the amendment which hasn't passed yet and a Public Hearing will need to be held

in regards to the PI line requirement. Mr. Chase inquired about the SWPPP Plan for Harrison Heights Phase 5. Shay Stark discussed the process and explained how the plan helps with handling erosion control.

JIM CHASE MOTIONED AND STACEY PETERSON SECONDED TO APPROVE HARRISON HEIGHTS PHASE 5 FINAL PLAT APPROVAL. VOTE: YES – ALL (4), NO – NONE, ABSENT – (3) KELLY LIDDIARD, KEVIN HANSBROW, COLIN LOGUE

5. DAVID CLARK – DISCUSSION/DECISION ON AMENDMENT OF ACCESSORY BUILDING CODES, CHAPTER 10-12-05

David Clark provided copies and discussed the utility easement setback codes. Mr. Clark stated that the utility easement setback codes disclose that you can build an accessory building within 5' (feet) of the lot line but if the 8" utility easement needs to be accessed, the accessory building will need to be relocated. Mr. Clark proposed that the Utility Easement Setback code be amended to 10' from 5'. Mr. Clark proposed that the Planning Commission look over this document until the next meeting and resume the discussion at that time.

CITY BUSINESS

6. OTHER BUSINESS

There was not any other business discussed.

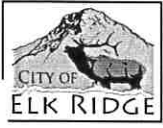
Stacey Peterson suggested that instead of cancelling Planning Commission meetings, hold a discussion instead so that the next meeting won't have so much information to look over.

ADJOURNMENT

STACEY PETERSEN MOTIONED AND JIM CHASE SECONDED TO ADJOURN THE MEETING FOR AUGUST 27, 2015. VOTE: YES – ALL (4), NO - NONE, ABSENT - (3) KELLY LIDDIARD, KEVIN HANSBROW, COLIN LOGUE

ADJOURNMENT – The meeting was adjourned at 9:00 p.m.


Planning Commission Coordinator



CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

CANCELLATION NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission have cancelled a regularly scheduled meeting at the date, time, and place listed below.

- Meeting Date - **Thursday, 10 September 2015**
- Meeting Time – **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

CANCELLED

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 9 September 2015 and delivered to each member of the Planning Commission on 9 September 2015.

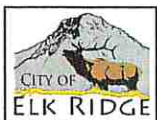
Planning Commission Coordinator: _____

Date: 9 September 2015

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CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a planning commission meeting at the date, time, and place listed below. Handicap access is available upon request. (48 hours notice)

- Meeting Date - **Thursday, September 24, 2015**
- Meeting Time - **Commission Meeting - 6:30 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

6:30 pm OPENING ITEMS

Opening Remarks & Pledge of Allegiance
Roll Call/Approval of Agenda

PLANNING COMMISSION BUSINESS

1. Field Trip to Senior Overlay Zone and 605 N Loafer Canyon Road
2. Schedule Discussion of PUD Code Review, Sign Ordinances, and Accessory Building Codes.
3. Upcoming Projects

7:00 pm PUBLIC HEARING AND ACTION

4. Senior Housing Overlay Zoning Change, corner of Park Drive and Elk Ridge Drive, see attachment

OTHER ACTION ITEMS

5. Fence Clarification for Carol Goold, 605 N Loafer Canyon Road, see attachment
6. Development Agreement with Dean Ingram, Elk Ridge Meadows Phase 7, see attachment

CITY BUSINESS

7. City Council Update
8. *Other Business*

Adjournment

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 23 September 2015 and delivered to each member of the Planning Commission on 23 September 2015.

Planning Commission Coordinator:  Date: 23 September 2015

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ELK RIDGE PLANNING COMMISSION

September 24, 2015

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, September 24, at 6:30 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Kelly Liddiard, Lisa Phillips, Stacey Peterson, Jim Chase
Absent: David Clark, Kevin Hansbrow, Colin Logue
Others: Shay Stark, *City Planner*
Melanie Hoover, *Planning Commission Coordinator*
City Council, Dale Bigler
Public: Brent Skipper

OPENING ITEMS

Kelly Liddiard, Chair, welcomed at 6:30 PM. Opening remarks were said by Kelly Liddiard followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

STACEY PETERSON MOTIONED AND KELLY LIDDIARD SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) DAVID CLARK, KEVIN HANSBROW, COLIN LOGUE

PLANNING COMMISSION BUSINESS

1. FIELD TRIP TO SENIOR OVERLAY ZONE AND 605 N LOAFER CANYON ROAD

Planning Commission members conducted a field trip to examine the Senior Overlay Zone and 605 N Loafer Canyon Road then returned to the city office.

2. SCHEDULE DISCUSSION OF PUD CODE REVIEW, SIGN ORDINANCES, AND ACCESSORY BUILDING CODES

Kelly Liddiard requested to have the PUD Code reviewed on another night that a Planning Commission meeting will be held. Mr. Liddiard also proposed that the Sign Ordinances and Accessory Building Codes be conducted on an evening that the Planning Commission meeting has been cancelled and only hold a discussion.

3. UPCOMING PROJECTS

Shay Stark discussed upcoming projects which are Harrison Heights Phase 7, Elk Ridge Meadows Phase 7, and Horizon View Farms Final Plat B. Mr. Stark proposed that Harrison Heights Phase 7 and Elk Ridge Meadows Phase 7 will possibly be held for Preliminary Plat Approval on the next Planning Commission meeting to be held October 8th, 2015.

PUBLIC HEARING AND ACTION

4. SENIOR HOUSING OVERLAY ZONING CHANGE, CORNER OF PARK DRIVE AND ELK RIDGE DRIVE, SEE ATTACHMENT

Shay Stark presented an overhead view of the city zoning map. Mr. Stark stated this project is currently an R-1-15000 PUD Overlay Zone. He stated the property density minimum is 15,000 sq. ft. lots (1/3 an acre) that allows for ¼ acre lots. There can be 4 homes per acre on the development which doesn't have to be single family homes. Mr. Stark proposed there will be duplex's on the lots instead of single dwelling homes. He reported the Senior Housing Development will be exclusive with an HOA.

Kelly Liddiard opened the meeting for public comment.

Developer Brent Skipper stated the property of the Senior Housing development is open and natural for the new development. Mr. Skipper feels that the HOA is the best option for the Senior Housing development. Jim Chase asked if the Private Road will have snow removal. Kelly Liddiard responded saying that snow removal will be the HOA's responsibility and liability. Shay Stark recommended to approve the exception to the max of 6 acres changing it to show the entire number of housing units proposed for the development to look at the whole 15.46 acre property. Kelly Liddiard asked if the Senior Overlay Development will be broken down into phases. Brent Skipper replied yes it would have phases.

Kelly Liddiard closed public comment.

KELLY LIDDIARD MOTIONED AND STACEY PETERSON SECONDED TO APPROVE THE CONCEPTUAL PLAT FOR THE SENIOR OVERLAY AND MAKE AN EXCEPTION TO THE 6 ACRE RULE CHANGING IT TO SHOW THE ENTIRE NUMBER OF HOUSING UNITS PROPOSED FOR THE DEVELOPMENT TO LOOK AT THE WHOLE 15.46 ACRE PROPERTY. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) DAVID CLARK, KEVIN HANSBROW, COLIN LOGUE

OTHER ACTION ITEMS

5. FENCE CLARIFICATION FOR CAROL GOOLD, 605 N LOAFER CANYON ROAD, SEE ATTACHMENT

Kelly Liddiard stated the code refers to the setback of 30 feet. He stated the fence can be 3 feet high from the property line to a 25 foot setback, not to foundation of the home. The property will need to be marked where the city right of way is located which is usually a 9 foot easement. Kelly Liddiard recommended that the verbiage needs to be changed within the codes on the diagram of the attachment to mark the setback to 25 feet for clarification.

NO ACTION TAKEN AT THIS TIME.

6. DEVELOPMENT AGREEMENT WITH DEAN INGRAM, ELK RIDGE MEADOWS PHASE 7, SEE ATTACHMENT

Shay Stark proposed a public hearing needs to be held for the changes that have been made to the phasing, removal of the park and re-routing of Silver Wolf Road in Elk Ridge Meadows Phase 7. Mr. Stark stated the phases have changed from 10 to 11 phases and all of Elk Ridge Drive will be completed in one phase. He also stated that Silver Wolf Road will now tie into Elk Ridge Drive. Shay Stark reviewed the Development Agreement terms 1 – 9 for Elk Ridge Meadows Phase 7. Mr. Stark recommended that Dean Ingram spell out in the agreement with Salisbury Homes on how the steps are going to occur, review the grading and stake out the trail system.

NO ACTION TAKEN AT THIS TIME.

CITY BUSINESS

7. CITY COUNCIL UPDATE

Dale Bigler proposed the Planning Commission hold a discussion to change the Landscaping Code Requirements for Elk Ridge City. Mr. Bigler stated that his recommended requirements are to have homeowners finance landscaping funds into their mortgage loans. He proposed that the Landscaping Code Requirements be further discussed on the next Planning Commission meeting.

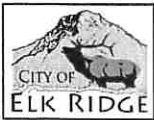
8. OTHER BUSINESS

No other business.

KELLY LIDDIARD MOTIONED AND STACEY PETERSEN SECONDED TO CLOSE THE MEETING FOR TONIGHT, SEPTEMBER 24, 2015. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) DAVID CLARK, KEVIN HANSBROW, COLIN LOGUE

ADJOURNMENT – Kelly Liddiard, Chair, adjourned the meeting at 9:00 p.m.


Planning Commission Coordinator



CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a planning commission meeting at the date, time, and place listed below. Handicap access is available upon request. (48 hours notice)

- Meeting Date - **Thursday, October 8, 2015**
- Meeting Time - **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks & Pledge of Allegiance
Roll Call/Approval of Agenda

7:00 pm PUBLIC HEARING AND ACTION

1. Proposed Amendment to Preliminary Plat for Elk Ridge Meadows, Phases 5-10, see attachment

PLANNING COMMISSION BUSINESS

2. Accessory Building Discussion Regarding Setbacks
3. Elk Ridge Meadows, Phase 7 Discussion
4. Landscaping Requirements Initial Presentation by Dale Bigler, see attachment

OTHER ACTION ITEMS

5. Harrison Heights Phase 7 Final Plat Approval, see attachment

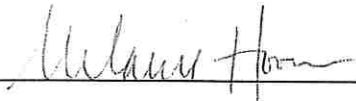
CITY BUSINESS

6. City Council Update
7. *Other Business*

Adjournment

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, the 7th day of October 2015 and delivered to each member of the Planning Commission on the 7th day of October 2015.

Planning Commission Coordinator:  Date: 7th day of October 2015

ELK RIDGE PLANNING COMMISSION

October 8, 2015

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, October 8, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Kelly Liddiard, David Clark, Lisa Phillips, Stacey Peterson, Jim Chase
Absent: Kevin Hansbrow, Colin Logue
Others: Shay Stark, *City Planner*
Melanie Hoover, *Planning Commission Coordinator*
Brianne Bailey, *Planning Commission Coordinator*
City Council, Dale Bigler
Public: Dean Ingram, JoAnn Bigler, June Call, Lucretia Thayne

OPENING ITEMS

Kelly Liddiard, Chair, welcomed at 7:05 PM. Opening remarks were said by Dale Bigler followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

KELLY LIDDIARD MOTIONED AND DAVID CLARK SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW, COLIN LOGUE

PUBLIC HEARING AND ACTION

1. PROPOSED AMENDMENT TO PRELIMINARY PLAT FOR ELK RIDGE MEADOWS, PHASES 5-10

Shay Stark presented an overhead view of the proposed preliminary plat for Elk Ridge Meadows, Phase 5-10. He stated that there needs to be a Public Hearing for Elk Ridge Meadows, Phases 5-10, because the conceptual plat has already been approved. There have been some changes to the plat and before the developer can go ahead with future phases and finalize the development agreement there needs to be a decision made regarding the changes since it affects the preliminary plat that was previously approved. Mr. Stark stated that Silver Wolf Road has some issues with drainage due to the slopes being above 10% grade, and the road will tie in the lots on Quaking Aspen Way. There will be a full intersection with a crosswalk on Elk Ridge Drive where Quaking Aspen and Cottontail Lane meet. He also states that he has turned in a plat that proposes there will be a change to Elk Ridge Meadows Phase 7, which will construct all of Elk Ridge Drive and the Roundabout and finish off Silver Wolf Road at one time. This will complete the tie in and changes to 1600 West in Phase 8. Mr. Stark stated that in the conceptual design there is a neighborhood park and the city would rather have the developer spend the money on the Phase 2 Park (now owned by the city) or other parks instead of adding an additional park which would cost more for city to maintain. The Developer would add 10 additional lots where the park would have gone and it will benefit the city with an additional \$122,000 in impact fees, with no added infrastructure going in. An additional phase will be added changing the Phasing to 5-11.

Kelly Liddiard opened the meeting for public comment.

June Call stated that she would want the park to be built in Elk Ridge Meadows. Kelly Liddiard responded that there are parks to the South and the East and they could also utilize the Phase 2 Park.

Kelly Liddiard closed public comment.

KELLY LIDDIARD MOTIONED AND DAVID CLARK SECONDED TO APPROVE THE PLAT CHANGES TO ELK RIDGE MEADOWS PHASES 5-10, ADDING ADDITIONAL PHASE 11. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW, COLIN LOGUE

PLANNING COMMISSION BUSINESS

2. ACCESSORY BUILDING DISCUSSION REGARDING SETBACKS

Shay Stark stated that there is a new issue with the setbacks code regarding accessory buildings. Residents in Elk Ridge on corner lots who are looking to put a shed in their back yard are coming into issues with the accessory building code which requires a 40' set back off of the side street. That would put the shed in the middle of their back yard. Mr. Stark presented this issue to the Planning Committee to see if the code can be changed or to accommodate corner lots to the 25' set back code that was recently amended.

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68 **3. ELK RIDGE MEADOWS, PHASE 7**

69 Shay Stark reported that Elk Ridge Meadows Phase 7 has had the first TRC and he is getting the development agreement and scheduling
70 worked out and this will be further discussed in the next Planning Commission meeting.
71

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73 **4. LANDSCAPING REQUIREMENTS INITIAL PRESENTATION BY DALE BIGLER**

74 Dale Bigler, presented handouts which showed his recommendations on landscape requirements and listed Payson City's landscaping code
75 requirements. Mr. Bigler suggested that homeowners finance landscaping funds into their mortgage loans to require that front yards will be
76 installed before a certificate of occupancy is provided. The current landscaping ordinance requires that residents have their yards in within 2
77 years of occupying the residence. Mr. Bigler feels that this will make a huge difference on how the city looks.
78

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80 **OTHER ACTION ITEMS**

81 **5. HARRISON HEIGHTS, PHASE 7 FINAL PLAT APPROVAL**

82 Shay Stark presented an overhead view of Harrison Heights Phase 7 Final Plat. He stated that the developers are requesting approval to have
83 the sewer line re-routed out of the backyards of Elk Ridge Meadows Phase 2 to Christley Lane. Mr. Stark revisited the trails master plan and
84 explained to the committee that this will be a trail access and will connect to the main trail system and this will also update the parks master
85 plan. Jim Chase stated that the side setbacks on the plat for corner lots are showing 30' and they need to be changed to 25' per city code.
86

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88 **STACEY PETERSON MOTIONED AND DAVID CLARK SECONDED TO APPROVE THE HARRISON HEIGHTS PHASE**
89 **7 FINAL PLAT AS PROPOSED. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW, COLIN LOGUE**
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92 **CITY BUSINESS**

93 **6. CITY COUNCIL UPDATE**

94 No update to report
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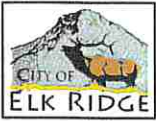
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97 **7. OTHER BUSINESS**

98 Melanie Hoover, welcomed and introduced Brianne Bailey as the new Planning Commission Coordinator.
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101 **KELLY LIDDIARD MOTIONED AND STACEY PETERSEN SECONDED TO CLOSE THE MEETING FOR TONIGHT,**
102 **OCTOBER 8, 2015. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW. COLIN LOGUE**
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105 **ADJOURNMENT** – Kelly Liddiard, Chair, adjourned the meeting at 8:10 p.m.
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107
108 
109 Planning Commission Coordinator



CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regularly scheduled meeting at the date, time, and place listed below. Handicap access is available upon request.

- Meeting Date - **Thursday, October 22, 2015**
- Meeting Time – **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks & Pledge of Allegiance
Roll Call/Approval of Agenda

OTHER ACTION ITEMS

1. Review and approve meeting minutes for 10/8/2015 *see attachment*
2. Elk Ridge Meadows Phase 7 Developer Agreement.....*see attachment*
3. Elk Ridge Meadows Phase 7 Final Plat Approval.....*see attachment*

PLANNING COMMISSION BUSINESS

4. Presentation/Discussion, Dale Bigler, regarding landscaping code requirements.....*see attachment*

CITY BUSINESS

5. General Plan Review/Meeting to be scheduled in January

Adjournment

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, the 21st day of October, 2015 and delivered to each member of the Planning Commission on the 21st day of October, 2015.

Planning Commission Coordinator:

Brianne Bailey

Date: 21st day of October 2015



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5 **ELK RIDGE PLANNING COMMISSION**

6 **October 22, 2015**

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9 **TIME AND PLACE OF MEETING**

10 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, October 22, 2015, at 7:00 p.m. at 80 East
11 Park Drive, Elk Ridge, Utah.

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13 **ROLL CALL**

14 *Commissioners:* Kelly Liddiard, David Clark, Colin Logue, Jim Chase, Kevin Hansbrow
15 *Absent:* Lisa Phillips, Stacey Peterson
16 *Others:* Mayor Hal Shelley
17 Shay Stark, *City Planner*
18 Brianne Bailey, *Planning Commission Coordinator*
19 City Council, Dale Bigler
20 Public: Dean Ingram, Melanie Hoover, Royce Swensen

21
22 **OPENING ITEMS**

23 David Clark, welcomed at 7:10 PM. Opening remarks were said by Kevin Hansbrow, followed by the pledge of allegiance.

24
25 **APPROVAL OF AGENDA**

26 There were not any changes to the agenda.

27 **DAVID CLARK APPROVED THE AGENDA AS WRITTEN. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) STACEY
28 PETERSON, LISA PHILLIPS.**

29 **OTHER ACTION ITEMS**

30 **1. OCTOBER 8, 2015 PLANNING COMMISSION MINUTES**

31 Jim Chase, stated that a change needed to be made to Section 5, Line 85 on the minutes, changing it to corner lot side setbacks, not all lots.

32 **DAVID CLARK MOTIONED AND KELLY LIDDIARD SECONDED TO APPROVE THE CHANGE TO THE OCTOBER 8,
33 2015 PLANNING COMMISSION MEETING MINUTES. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) STACEY
34 PETERSON, LISA PHILLIPS.**

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37 **2. ELK RIDGE MEADOWS PHASE 7 DEVELOPER AGREEMENT**

38 Shay Stark, presented an overhead view of the Elk Ridge Meadows Phase 5-10 amendment #2 proposal and referred back to the approved
39 Preliminary Plat for Elk Ridge Meadows Phases 5-10 and discussed the changes that were previously approved at the October 8, 2015
40 Planning Commission meeting. Mr. Stark, discussed and reviewed the terms for the proposed Development Agreement Amendment #2 for Elk
41 Ridge Meadows Phases 5-10.

42 **KELLY LIDDIARD MOTIONED AND DAVID CLARK SECONDED TO APPROVE THE ELK RIDGE MEADOWS
43 DEVELOPMENT AGREEMENT PHASES 5-10 AMENDMENT #2. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2)
44 STACEY PETERSON, LISA PHILLIPS.**

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46
47 **3. ELK RIDGE MEADOWS PHASE 7 FINAL PLAT APPROVAL**

48 Shay Stark, presented an overhead view of Elk Ridge Meadows Phase 7 Final Plat and stated that the proposed final plat has been reviewed by
49 staff at the TRC and the changes suggested in the TRC have been addressed. Fire Chief, Seth Waite, has not submitted his approval or
50 disapproval of the fire hydrant locations as of this date.

51 **KELLY LIDDIARD MOTIONED AND DAVID CLARK SECONDED TO APPROVE ELK RIDGE MEADOWS PHASE 7
52 FINAL PLAT APPROVAL CONTINGENT UPON FIRE CHIEF, SETH WAITE, PROPOSED APPROVAL OR
53 DISAPPROVAL OF THE FIRE HYDRANT LOCATIONS. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) STACEY
54 PETERSON, LISA PHILLIPS.**

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65 **PLANNING COMMISSION BUSINESS**

66 **4. PRESENTATION/DISCUSSION, DALE BIGLER, REGARDING LANDSCAPING CODE REQUIREMENTS**

67 Dale Bigler, presented handouts which showed Residential and Commercial Landscaping Requirements and discussed his recommended
68 requirements for landscaping in Elk Ridge City and proposed that landscaping codes be required. Mr. Bigler also suggested that homeowners
69 finance landscaping funds into their mortgage loans through the building permit process to require that front yards be installed before a
70 certificate of occupancy is issued. He also stated that the codes need to be updated and/or changed and to possibly hold a Public Meeting in
71 regards to updating the current landscaping codes.
72

73
74 **CITY BUSINESS**

75 **5. GENERAL PLAN REVIEW/MEETING TO BE SCHEDULED IN JANUARY**

76 Mayor Shelley, stated that in January 2016 there will be a Planning Commission and City Council meeting to review the master plan and
77 address at least 8 to 10 different codes and bring forth other necessary changes. Mayor Shelley stated that he will give plenty of notice and he
78 is only asking for about a 4 hour meeting on a Saturday in January 2016.
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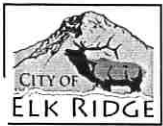
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81 **ADJOURNMENT**

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83 **KEVIN HANSBROW MOTIONED AND JIM CHASE SECONDED TO ADJOURN THE MEETING FOR OCTOBER 22,**
84 **2015. VOTE: YES – ALL (5), NO - NONE, ABSENT - (2)LISA PHILLIPS, STACEY PETERSON**
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87 **ADJOURNMENT** – Kelly Liddiard, Chair, adjourned the meeting at 8:20 p.m.
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91

Planning Commission Coordinator



CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

CANCELLATION NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission have cancelled a regularly scheduled meeting at the date, time, and place listed below.

- Meeting Date - **Thursday, 10 December 2015**
- Meeting Time – **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

CANCELLED

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 8 December 2015 and delivered to each member of the Planning Commission on 3 December 2015.

Planning Commission Coordinator: Brianne Bailey Date: 8 December 2015

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CITY OF ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651
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CANCELLATION NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission have cancelled a regularly scheduled meeting at the date, time, and place listed below.

- Meeting Date - **Thursday, 12 November 2015**
- Meeting Time - **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park DR, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

CANCELLED

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator 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, 9 November 2015 and delivered to each member of the Planning Commission on 9 November 2015.

Planning Commission Coordinator: _____

Brianne Bailey

Date: 9 November 2015

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