

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, 14 January 2016**
- 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

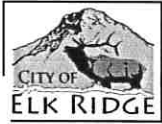
The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, 13 January 2016 and delivered to each member of the Planning Commission on 13 January 2016.

Planning Commission Coordinator: Brianne Bailey Date: 13 January 2016

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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, January 28, 2016**
- 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. Re-Zoning request for the City owned property..... *see attachment*

PLANNING COMMISSION BUSINESS

2. New Planning Commission member, Paul Crook, replacing Kelly Liddiard
3. New Planning Commission member, Gregg Anderson, replacing Kevin Hansbrow

OTHER ACTION ITEMS

4. Remove Kelly Liddiard, Planning Commission member
5. Remove Kevin Hansbrow, Planning Commission member
6. Review and approve meeting minutes for August 27, 2015..... *see attachment*
7. Review and approve meeting minutes for September 24, 2015..... *see attachment*
8. Review and approve meeting minutes for October 22, 2015 *see attachment*

CITY BUSINESS

9. City Council Update
10. *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 27th day of January, 2016 and delivered to each member of the Planning Commission on the 27th day of January 2016.

Planning Commission Coordinator: Brianne Bailey Date: 27th day of January 2016

ELK RIDGE PLANNING COMMISSION

January 28, 2016

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, January 28, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Kelly Liddiard, Stacey Peterson, Jim Chase, Colin Logue, Gregg Anderson, Paul Crook
Absent: David Clark, Lisa Phillips
Others: Mayor, Hal Shelley
Royce Swensen, *City Recorder*
Shay Stark, *City Planner*
Brienne Bailey, *Planning Commission Coordinator*
Public: Pete Williams, Nathan Williams, Josh Boehler, Debra Meppen, Rod Meppen, Dave Cherring
Kendall Call, Brett Robbins, Billi Robbins, Craig Moore

OPENING ITEMS

Kelly Liddiard, Chair, welcomed at 7:05 PM. Opening remarks were said by Lee Haskell 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 APPROVE THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) DAVID CLARK, LISA PHILLIPS

PUBLIC HEARING AND ACTION

1. RE-ZONING REQUEST FOR THE CITY OWNED PROPERTY

Shay Stark presented an overhead view of the proposed City owned property and briefly gave an overview of the re-zoning request in consideration. Mayor Shelley discussed the use for the parcels in consideration for a zone change. He stated the City owned property's initial use was for a multi-civic center and park to accommodate more people. Mayor Shelley also discussed the 3 other parks in Elk Ridge city and discussed their functionality and the park impact fees. He mentioned that the city has limited funds and to have another park in Elk Ridge city, the city would need to hire another full time employee, on top of the additional cost of maintenance that the proposed park would need. Mayor Shelley discussed the City still owes about \$500,000 on the city owned property and the city pays about \$77,000 a year on the property. He explained that by selling Parcel D in the City owned property that the city could possibly get about \$110,000 each lot. Mayor Shelley also discussed the possibility of remodeling the brown house on the corner of Parcel A, using it as the new City office location, or have a buyer renovate it for commercial use. He stated if the city sells Parcels A and B the City could bring in about \$350,000 for both properties which would help to pay off the \$500,000 still owing on the City property. Mayor Shelley discussed possible future plans for the undeveloped Parcel D City owned property to develop it into a park and possibly have a splash pad. He stressed the importance that property tax helps to run Elk Ridge city and the city really needs commercial development to help fund development for the city.

Kelly Liddiard opened the meeting for public comment.

Lee Haskell, stated that he owned property that has been commercial and it's difficult to get a community entity to come to Elk Ridge city. Mayor Shelley, replied there has been one individual to come to Elk Ridge city and he wanted to buy property and make it a reception center. Lee Haskell, replied stating that he doesn't feel the corner Plat A and B is a good location for commercial development. He also asked how much the corner lots are selling for?

Mayor Shelley, replied a person wanted to buy both acres (Plat A and B) with the house as is for \$150,000. He also stated that the brown house on Plat A will need some definite remodeling, or someone can come in and apply for a zone change and make it residential, and remodel the brown house or tear it down and build a new home.

Dave Cherrington, 449 N. Sunbrook, stated he bought the home for the view and was told there would be a park and no houses going in.

Billi Robbins, 473 Olympic Lane, stated she was promised by Arive homes that they would never have anyone in front of them (home built), they did their homework and reviewed plans by the city for the future park to make sure where they were buying had a good view, now the view is going to be gone and she is upset because they chose to build a home in Elk Ridge city because of the view their home had.

Andy Thorpe, 564 N. Haskell Landing, she stated that she is in the same situation as Billi Robbins, she called multiple time and was told future plans showed a park going in and she did the research to make sure. Mrs. Thorpe also stated that she paid a higher premium for the view where her home is located, and she is just disappointed.

Mayor Shelley, addressed Andy Thorpe's issues and concerns and offered the public to come to a budget meeting to help come up with new ideas.

Nathan Williams, Lot 12 Haskell Lane, he asked why the property the city owns is so much more expensive to generate a park in this location than other locations in the Elk Ridge city?

Mayor Shelley, explained the cost is not more expensive, the money just needs to be applied differently

Bruce Thorpe, stated he has loved living in Elk Ridge. He has lived her for a year now and he bought the lot next to the proposed park because of the plans showing it would be a park in the future. He loves the views he has now and he also paid additional money to have his current views. Mr. Thorpe stated that he did his homework on buying his lot and he positioned his home differently because of the proposed park, and has he known a park was in question of not going in he would have positioned his home another way. He asked, do we still have plans for the future city office building?

Mayor Shelley, stated that the brown house on Plat A of the city owned property could possibly be the new city office, but it would cost about \$100,000 for renovations, but it could be done and Mayor also explained possibility of having a rental hall.

Nathan Williams, explained there is a lot he is building right now and he thought it would be a storm drain and park, and now it's a city shed, he is a little upset. He asked, why is this property so much more desirable for Elk Ridge to develop than other pieces of property in the city?

Mayor Shelley, explained that the city property in discussion is the only parcel of property the city personally owns that's large enough for the city to put a park large enough on it, there is nowhere else in Elk Ridge city.

Brett Robins, is upset because he thought the park was set in stone in the city plans. He said it was on paper and verified through a city councilman.

Mayor Shelley, explained that the proposed city park was never approved by the city council and recorded as a plat.

Billi Robins, explained it was not made clear to public, and the public thought it was a done deal by city councilman, and is upset she was misinformed.

Josh Boehler, 471 N. Haskell Lane, stated he feels that \$110,000 for each of the lots on Parcel D city owned property is too high and the city needs to consider the deficit for these lots compared to the lots across the street. He explained Parcel C is a beautiful piece of property and feels a park or civic center should be put in because of the beautiful views and it would help generate income.

Billi Robbins, stated she would gladly pay extra money each year to help fund a park to be developed on the city owned property.

Andy Thorpe, asked if the city could build a park together as a community?

Mayor Shelley, replied it is difficult to get volunteers but yes it is possible. He explained the labor cost would be paid for but the amenity and maintenance fees still need to be paid somehow.

Josh Boehler, asked, can the city bond on the property?

Mayor Shelley, explained the city is in a good bonding position but he doesn't want to raise taxes.

Kelly Liddiard closed public comment.

Kelley Liddiard opened discussion between Planning Commission members.

Colin Logue, stated that he was very disappointed in the newly proposed plans for the city property and would like to see a park, civic center, or amenities developed instead. He explained he does understand the budget concerns but stressed there has to be another way. The property is too beautiful with great views.

Stacey Peterson, would like more ideas to be brought forth.

Kelly Liddiard, explained he liked the idea to put in a civic center. In his opinion he would like us to keep Parcels A and B, and sell Parcel D, keeping the park and recreation center that we have in plans already.

Jim Chase, stated we need to look at the long term for development on the city owned property because if the lots sell its permanent and we need to really consider all of our options.

Gregg Anderson, stated the city should sell Parcel D (4 lots) and get out of debt and keep Parcels A, B, and C for a park.

Paul Crook, stated he feels the lots should be sold on Parcel D so the city can get out of debt.

Mayor Shelley, discussed what he would like to do with the 18 acre annex property and he shared a few different opinions and possibilities. He feels that the annex property is the only viable place in Elk Ridge city for commercial property.

COLIN LOGUE MOTIONED AND STACEY PETERSON SECONDED TO TABLE THE DISCUSSION AND LOOK INTO GETTING GRANTS FOR THE CITY OWNED PROPERTY TO HELP DEVELOP SOMETHING THAT WILL GENERATE REVENUE FOR THE CITY. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) DAVID CLARK, LISA PHILLIPS

PLANNING COMMISSION BUSINESS

2. NEW PLANNING COMMISSION MEMBER, PAUL CROOK, REPLACING KELLY LIDDIARD

Kelly Liddiard, announced Paul Crook as a new planning commission member.

3. NEW PLANNING COMMISSION MEMBER, GREGG ANDERSON, REPLACING KEVIN HANSBROW

Kelly Liddiard announced Gregg Anderson as a new planning commission member.

OTHER ACTION ITEMS

4. REMOVE KELLY LIDDIARD, PLANNING COMMISSION MEMBER

COLIN LOGUE MOTIONED AND STACEY PETERSON SECONDED TO APPROVE REMOVING KELLY LIDDIARD FROM PLANNING COMMISSION. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) DAVID CLARK, LISA PHILLIPS

5. REMOVE KEVIN HANSBROW, PLANNING COMMISSION MEMBER

COLIN LOGUE MOTIONED AND STACEY PETERSON SECONDED TO APPROVE REMOVING KEVIN HANSBROW FROM PLANNING COMMISSION. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) DAVID CLARK, LISA PHILLIPS

6. REVIEW AND APPROVE MEETING MINUTES FOR AUGUST 27, 2015

STACEY PETERSON MOTIONED AND GREGG ANDERSON SECONDED TO APPROVE MEETING MINUTES FOR AUGUST 27, 2015. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) DAVID CLARK, LISA PHILLIPS

7. REVIEW AND APPROVE MEETING MINUTES FOR SEPTEMBER 24, 2015

STACEY PETERSON MOTIONED AND COLIN LOGUE SECONDED TO APPROVE MEETING MINUTES FOR SEPTEMBER 24, 2015. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) DAVID CLARK, LISA PHILLIPS

8. REVIEW AND APPROVE MEETING MINUTES FOR OCTOBER 22, 2015

COLIN LOGUE MOTIONED AND JIM CHASE SECONDED TO APPROVE MEETING MINUTES FOR OCTOBER 22, 2015. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) DAVID CLARK, LISA PHILLIPS

CITY BUSINESS

9. CITY COUNCIL UPDATE

No update to report

10. OTHER BUSINESS

No other business to report

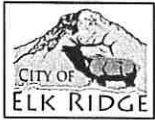
ADJOURNMENT – meeting adjourned at 8:40 pm


Planning Commission Coordinator

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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, February 11, 2016**
- 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

7:05 pm PUBLIC HEARING AND ACTION

1. Preliminary Plat Approval for Parkside Cove..... *see attachment*

PLANNING COMMISSION BUSINESS

2. Mayor Shelley discussion on defining roles in Public Hearing meetings
3. Review By-Laws and Stipend

OTHER ACTION ITEMS

4. Nomination and Voting for Planning Commission Chair and Co-Chair
5. Review and approve meeting minutes for January 28, 2016 *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 10th day of February, 2016 and delivered to each member of the Planning Commission on the 10th day of February, 2016.

Planning Commission Coordinator: Brianne Bailey Date: 10th day of February 2016



ELK RIDGE PLANNING COMMISSION

February 11, 2016

TIME AND PLACE OF MEETING

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

ROLL CALL

Commissioners: Stacey Peterson, David Clark, Colin Logue, Jim Chase, Gregg Anderson, Paul Crook
Absent: Lisa Phillips
Others: Mayor, Hal Shelley
Royce Swensen, *City Recorder*
Shay Stark, *City Planner*
Brianna Bailey, *Planning Commission Coordinator*
Public: Brent Skipper, Scott Peterson, Nathaniel Mitchell, Don Hooks, Rosalie Hooks, Tyson Currie

OPENING ITEMS

Mayor Hal Shelley, acting as Chair, welcomed at 7:00 PM. Opening remarks were said by Stacey Peterson followed by the pledge of allegiance led by Colin Logue.

APPROVAL OF AGENDA

Nay, there are changes to the agenda.

**DAVID CLARK MOTIONED AND GREGG ANDERSON SECONDED TO AMEND THE AGENDA TO TAKE #4 TO #1.
VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) LISA PHILLIPS**

OTHER ACTION ITEM

4. NOMINATION AND VOTING FOR PLANNING COMMISSION CHAIR AND CO-CHAIR

The Planning Commission members discussed the nomination of Chair and Co-Chair. They explained that David Clark has been on Planning Commission the longest. Mayor Shelley acknowledged that but recommended Stacey Peterson as Chair.

DAVID CLARK MOTIONED AND COLIN LOGUE SECONDED STACEY PETERSON TO BE APPOINTED AS THE CHAIR. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) LISA PHILLIPS

GREGG ANDERSON MOTIONED AND STACEY PETERSON SECONDED DAVID CLARK TO BE APPOINTED AS THE CO-CHAIR. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) LISA PHILLIPS

APPROVAL OF AGENDA

The agenda was amended.

COLIN LOGUE MOTIONED AND STACEY PETERSON SECONDED TO APPROVE THE AMENDED AGENDA FOR TODAY FEBRUARY 11, 2016. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) LISA PHILLIPS

PUBLIC HEARING AND ACTION

1. PRELIMINARY PLAT APPROVAL FOR PARKSIDE COVE

Shay Stark presented an overhead view of the Parkside Cove plat map and gave a brief explanation on the development. This property is located west of the City Park by the City Offices on about 15.49 acres. The city council approved the Senior Housing Overlay and there is a proposed 60 units to be built for a 55 and older community. He turned the time over to the developer, Brent Skipper.

Brent Skipper explained why he chose the location for Parkside Cove, and stated that he felt the Senior Housing Overlay was perfect for this location and it would be an excellent opportunity for residents to downsize, and be able to stay in Utah County and still have access to the Payson Temple and other local amenities. He explained from a marketing perspective this is a great project and it will be a great asset to the City of Elk Ridge, mainly because this is a very desirable resident demographic to have here, low maintenance, no stress on school system, and low traffic. Mr. Skipper feels that this is the text book perfect type of development. There will be little pocket parks and open spaces throughout the development for the sake of conservation and leave it as natural as possible. There will be a very minimal HOA. All of the streets are public streets which will be very wide and accessible. The trail system will also be incorporated and there will be very nice landscaping.

Gregg Anderson asked how many square feet will the units be?

Brent Skipper replied approximately 2,600-2,700 square feet including the basement.

Stacey Peterson asked what the fascia will look like.

Brent Skipper replied they will look similar but still have differences. They are not going to cut corners on the elevations of these homes. He stated the development will have rock, roof pitch and design invested into each of the homes.

Stacey Peterson opened the meeting for public comment.

Jana Waterman, 48 S Hillside Drive, explained where she was located and that she has lived here for 16 years and does not want the Hillside Drive extension to go through. She does not want the traffic and she is concerned it will become a short cut and speed will be a big factor.

Brent Skipper explained that Hillside Drive was in the General Plan for a reason but they are considering terminating the extension of Hillside Drive. He explained it would be too steep and the grade would need an exception along with a lot of fill.

Colin Logue asked what the maximum grade is.

Shay Stark explained the maximum grade is 10% and he looked closer at the plans and realized it may not work for the road to be extended because the existing grade is already 12-13% and the code requires the intersection to be flattened out so there would need to be 10+ feet of fill in the intersection towards the bottom of Hillside Drive.

Brent Skipper recommended Hillside Drive be stubbed out and the extension of Hillside Drive eliminated. He feels this will benefit the city and future homeowners. He would like to start development this summer if possible.

Shay Stark explained the trail system will tie into the existing city access easement.

Rob Fitzgerald expressed his relief that the city and the Developers have taken the time to look into this development so much and really looked at all the different options. He explained that he recently checked the grades on Hillside Drive and he measured close to 14% grades. He feels that it would be a huge safety issue if the extension of Hillside Drive was approved. Mr. Fitzgerald asked if there was insurance in the development codes that would keep it as a Senior Community and not turn it into rentals. He also was concerned with the amount of elderly people that would be moving in it would be a lot for the ward to care for.

Brent Skipper replied to Rob Fitzgerald stated there will be CCR's for this development in a development agreement. He explained the code states 80% of the people living in Parkside Cove will need to be 55 and older but it will still be a very active community with them not envisioning many kids, there will be less traffic, and many of the residents will still be working. He explained that the ward will figure out a way to take care of the increase of homeowners in this development.

Rosalie Hooks asked if the second outlet would come out at Columbus Lane or not? How much is the ballpark price for the homes? Will there be fences or rock walls around the development?

Brent Skipper replied to Rosalie Hooks' questions stating the second outlet would not come out at Columbus Lane and he can't make any promises but they will be selling the homes for around \$275,000 to \$300,000. He also explained the development will be left open and landscaped with no fences or rock walls and they will be keeping as much natural vegetation as possible and explained there will be a trail that connects to the trail system and will leave it as accessible as possible.

Colin Logue asked is there a commitment to finish all four phases.

Brent Skipper explained his commitment is to finish all four phases and there is a development agreement that will state all of these conditions.

David Clark was concerned about the zeroscaping.

Brent Skipper replied this development will be first class with green, lush curb appeal and he wants to conserve water and save on HOA fees.

David Clark asked about the drainage and if there will be any issues with the current plans proposed.

Scott Peterson, Engineer, explained the drainage map and the 100 year storm was taken into consideration in the plans and there are ponds that will hold water during a major storm and explained the pipeline will convey water to the other side of the road and only during flood conditions will the pipeline be needed. Small storms are all taken care of within the plans proposed.

David Clark asked will there be any retaining walls.

Scott Peterson explained there will be a few retaining walls for natural drainage.

Paul Crook explained in the CCR's it bans flags and we can't ban the American flag it's a federal law. (Section 10.3)

Brent Skipper explained they will definitely conform to that and they will not be banning the American Flag in the development.

Nathaniel Mitchell owns property to the south of the development, positioned as a high end development. He is concerned that the density of homes going in Parkside Cove will lower the cost of the other homes surrounding it. He is concerned that the 1300 sq. ft. on the main level and basements of these homes is worth \$300,000

Brent Skipper explained he misspoke and the minimum square footage required is actually 1400 sq. ft. so the homes are going to be close to 3000 sq. ft. total.

David Clark explained the other developments that have been going in have not affected the property value in Elk Ridge. The property value in Elk Ridge continues to rise.

David Clark closed public comment.

Stacey Peterson opened discussion between Planning Commission members.

Shay Stark presented an overhead view of Parkside Cove and discussed the dangerous grades on Hillside Drive and he doesn't want all the homes built on fill. He feels if the Hillside Drive extension goes in it will end up becoming a raceway like Elk Ridge Drive. He stated we could put in speed tables which made the most sense. There is no good location for the speed tables though it's too dangerous to put at the top or the bottom of the extension. Mr. Stark explained the General Plan shows the road going in but feels it's not relevant anymore. In order to take out the extension of Hillside Drive the developer would need to revise the plans and review them closer. Shay Stark recommended to table this and look into revisions on the plans.

Paul Crook wonders how they will ever put the extension of Hillside Drive in, it's steep.

Jim Chase likes the changes in the roads and the concept changes.

David Clark feels the seniors will like the privacy and he likes the idea of the road not going in.

Colin Logue agrees to table this for further discussion and wait to get a new map. He feels that the selling point would be higher without the road going in because the buyers wouldn't be seeing the traffic on Hillside Drive.

Gregg Anderson feels the city needs this senior community and it will be great and he agrees the road needs to be moved and agrees that there needs to be further discussion upon getting a new map

Mayor Shelley introduced Bruce Thorpe and asked that he add some input on this issue,

Bruce Thorpe explained he liked the discussion and agrees that it needs to be tabled also. He thinks the less traffic that will be in this community the better. He likes the concept of the Parkside Cove development.
Shay Stark asked that we look into the Fair Housing law and look into the codes and see if anything violates that, he recommended not to make any changes but to see what rules specifically apply to the association directly.

GREGG ANDERSON MOTIONED AND DAVID CLARK SECONDED TO TABLE THE DISCUSSION UNTIL PLANNING COMMISSION GETS A NEW MAP. VOTE: VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) LISA PHILLIPS

PLANNING COMMISSION BUSINESS

2. MAYOR SHELLEY DISCUSSION ON DEFINING ROLES IN PUBLIC HEARING MEETING

Mayor Shelley explained at the last meeting we discussed what we were going to do with the City Property. He stated that the focus and intent for the Planning Commission is to address and look at if it applies to the city code whether the Planning Commission members like it or not. They need to work with the City Planner and make a recommendation. Mayor Shelley explained that Ty Ellis on City Council is working on doing another survey to the whole city that will help get the input the city needs to move forward with the decisions on the City Property. He explained there are some views that will be affected but the property belongs to the city not to an exclusive neighborhood. He would like to get as much input as possible and see if selling some of the property is a viable option and Planning Commission will need to make the best recommendation possible. Mayor Shelley also explained if we are going to fund a building on the City Property we need to follow the budget and make it work with what we have and if it falls within the budget. Gregg Anderson asked should we not of held the meeting like we did last time? Was it too opinionated? Mayor Shelley explained it wasn't bad it was a learning experience for the Planning Commission members. He also stated that one of the main concerns for Planning Commission is to make sure it falls within the city code.

3. REVIEW BY-LAWS AND STIPEND

Mayor Shelley explained to the Planning Commission members that the By-Laws need to be reviewed again and Planning Commission members attendance needs to be closer looked at and monitored. He stated the attendance for Planning Commission members needs to be above 75% or that member will need to be taken off Planning Commission. Mayor Shelley reiterated that Planning Commission members need to keep open communication between Brianne Bailey, Planning Commission Coordinator or Shay Stark, City Planner and help keep everyone on the same page. He recommended the Planning Commission members review the By-Law codes and see if there needs to be any changes or updates. Mayor Shelley discussed the option of having a stipend. He explained Dale Bigler recommended offering \$25 a month to each Planning Commission member out of his own pay for being on City Council. The Planning Commission members were all in agreeance they are there as volunteers and were ok not having the pay. Shay Stark explained to Planning Commission they should not feel bad about taking things into consideration if and when issues need to get tabled for more research and follow-up. Stacey Peterson suggested the General Plan be reviewed on a Saturday or before and after Planning Commission meetings and work on little portions at a time, maybe a chapter each time. Mayor Shelley explained there will need to be lots of personal review and study first.

OTHER ACTION ITEMS

5. REVIEW AND APPROVE MEETING MINUTES FOR JANUARY 28, 2016

COLIN LOGUE MOTIONED AND JIM CHASE SECONDED TO APPROVE THE MEETING MINUTES FOR JANUARY 28, 2016 PLANNING COMMISSION MEETING. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1)LISA PHILLIPS

CITY BUSINESS

6. CITY COUNCIL UPDATE

Mayor Shelley explained the city is working on several issues and there has been a grant approval to be released in 2020 for \$5.2 million to widen Elk Ridge Drive. Mayor Shelley is hoping this will be expedited and moved forward more quickly. There are still a lot of things that need to be worked out before it is finalized. The city is currently working on what types of economic development can be available for the city and he is looking into many different options.

7. OTHER BUSINESS

No other business to report

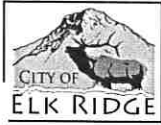
ADJOURNMENT – meeting adjourned at 9:07 pm


Planning Commission Coordinator

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NOTICE OF PUBLIC HEARING AND 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, February 25, 2016**
- 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

✓ PUBLIC HEARING AND ACTION

- 7:00 pm 1. Proposed Amendment to the City of Elk Ridge Land Use Mapsee attachment
- 7:15 pm 2. Proposed Amendment to the City of Elk Ridge Transportation Mapsee attachment

OTHER ACTION ITEMS

- ✓ 3. Preliminary Plat Approval for Parkside Cove.....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, the 24th day of February, 2016 and delivered to each member of the Planning Commission on the 24th day of February, 2016.

Planning Commission Coordinator: Brianne Bailey Date: 24th day of February 2016

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ELK RIDGE PLANNING COMMISSION

February 25, 2016

TIME AND PLACE OF MEETING

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

ROLL CALL

Commissioners: Stacey Peterson, David Clark, Jim Chase, Lisa Phillips, Gregg Anderson, Paul Crook

Absent: Colin Logue

Others: Mayor, Hal Shelley

Royce Swensen, *City Recorder*

Shay Stark, *City Planner*

Brianne Bailey, *Planning Commission Coordinator*

Cody Black, *Public Works Director*

Deputy Sheriff, Cheri Rhoades

Public: Jill King, Leslie King Jeff Bell, Janae Bell, Ty Ellis, Anette Brigham, Jared Barton, Paul Palmer, Diana Sellers, Stephanie O'Brian, James Thomas, Justin Meyer, Brant Ludwig, Travis Tucker, Terry Martens, Cary Robarge, Ben Carbone, Darlene Carbone, George Woodruff, Kaylee Clawson, Aaron Clawson, David Ricard, Felicia Ricard, Lari Fitzgerald, Rob Fitzgerald, Thomas Braithwaite, Kalex Braithwaite Spence Sheets, Peggy Ipsen, Jack Waterman, Diana Robbins, Shawn Eliot, Melanie Paxton, Brent Skipper, Sam Drown, Dale Bigler, Dallan Olsen, Angelia Olson, Tori Mitchell, Melanie Hoover, Steven Anderson, Becky Ellsworth, Debbie Cloward, Daniel Meredith, John Lemmons, Tricia Thomas, Skylar Peterson, Nathan Ekstrom, Brian Burke,

OPENING ITEMS

Stacey Peterson welcomed at 7:00 PM. Opening remarks were said by Jeff Bell followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

DAVID CLARK MOTIONED AND GREGG ANDERSON SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) COLIN LOGUE

PUBLIC HEARING AND ACTION

1. PROPOSED AMENDMENT TO THE CITY OF ELK RIDGE LAND USE MAP

Shay Stark, presented an overhead view of the Land Use Map and discussed the annex property being considered for re-designation, which it's not currently part of the City of Elk Ridge. Mr. Stark explained how it will take a while before we would get to development but it could really benefit South Salem and Woodland Hills. If approved, it would allow the city to fund further research for development to see which kinds of economic development would be best for this area and to spend some time looking at the codes and enhancing them so the city can direct the development to fit in with the city. Shay also discussed the possibility of looking into economic development grants.

Stacey Peterson opened the meeting for public comment.

Anette Brigham stated that she is against large commercial development of the area. Mrs. Brigham feels that this step is an extreme change in the overall vision of Elk Ridge and just because you develop commercial property it doesn't guarantee commercial success. She recommends Elk Ridge City slow down and take a look at the growth of the city more closely.

Stephanie O'Brian explained that Federal regulations for lighting will be strict to prevent gas spills and we will not be able to have just a simple mom and pop gas station. So light pollution is one of her primary concerns for Elk Ridge city. Mrs. O'Brian feels that if commercial ventures fail it will be an eye sore and will end up creating more problems for the city. She was interested to know if we would be bringing in outside or inside sources to review the city codes and do research on the annex property. Mrs. O'Brian feels that the city needs to take a look at the budget and see if there is anything that can be cut to help offset the need for this commercial development.

Paul Palmer He would like to see the property zoned residential. He would not have built here if it had commercial development to begin with. He doesn't think commercial will make it in Elk Ridge.

Leslie King agreed to the points that have been explained so far. One of his main concerns was how all of this would affect the property value on his home and what exactly he would be looking at if commercial was developed behind his home. He stated he would rather pay higher taxes to maintain the feel and look of Elk Ridge city.

Debbie Cloward explained she is here representing Allred Orchards and Allred properties and they are going to continue to farm and run the orchards. She explained that her parents set up a long term plan for them to be there and she just wanted to let us know of their intentions and goals.

Terry Martins agreed to the points that have been explained so far. He is concerned with the fact this is going to be zoned commercial before the city even knows what kind of businesses will be put in. He feels we need to have zoning laws or zoning codes already in place before the city re-zones this commercial. Mr. Martins asked if the city is abandoning the other piece of commercial property the city owns and using the annex property in place of the city property. He explained that Elk Ridge is a hillside community and we are not looking at this property at ground level the residents will be looking down on this property and there is no way to diffuse lighting, business, or traffic. Mr. Martins explained that if we even propose putting a gas station along that canal, we are just asking for problems.

Jared Barton agrees with everything that has been said. Mr. Barton explained that he understands the financial situation that Elk Ridge is in. He read out of the General Plan for Elk Ridge city in the Intent and Purposes section, sub section D, which states in our development that we will do everything with can to protect in both urban and non-urban development to protect property value. He stated that developing commercial property it will not protect his property value. He feels like the whole city should have been notified of this public hearing and the changes in consideration not just a select handful.

Erin Clawson agrees with all the points that have been said so far. Mr. Clawson, explained that he did extensive research on the lot he purchased and had he known the city would even consider commercial development on the annex property he would not have built his home in that location.

Kaylee Clawson agrees with what has been said so far. Mrs. Clawson, explained that in the General plan it states there will be quiet residential conditions for the rearing of children. She has an autistic child who likes to run away and she wants to make sure that there are quiet, safe, play conditions for him outside. Mrs. Clawson, explained she is opposed to the commercial development and the gas station. She explained how commercial development can also include townhomes or condominiums, and she is opposed to that idea as well, she explained that over time the units turn into rentals and become very worn down and can end up looking like the slums.

Ben Carbone agrees with what has been said so far. Mr. Carbone explained that the city will need to take into account getting and Environmental Impact report and asked who would be maintaining Elk Ridge Drive as hundreds of cars would be going down that road more for the commercial development if approved.

David Ricard agrees with everything that has been said. He would really like to see Elk Ridge city adapt an architectural committee so everything looks uniformed. Mr. Ricard is opposed to the commercial development.

Brant Ludwig agrees with what has been said so far. He likes Elk Ridge because of the views of nature, landscaping, and peacefulness. Mr. Ludwig feels if Elk Ridge chooses to develop commercial or townhomes in that area it will end up looking like the slums and that's the last thing he wants to see, is a gas station as the face of Elk Ridge.

Seth Packard is not really in agreeance with commercial development and feels the property should be kept as residential but if it does end up getting approved as commercial than he feels that it should be very hand chosen and a lot of careful consideration as to what kind of commercial development would be going in. Mr. Packard doesn't want the city to pull the bully card and say our hands are tied and the property is commercial and we can develop whatever we choose.

Melanie Hoover feels that everyone is jumping the gun a little. She explained the city zoning request is for property currently in the county, if it were to be annexed into the city it would be reclassified as commercial. If it were not zoned commercial she doesn't know how the city can stay afloat with the budget that it has right now. Mrs. Hoover explained how just a small portion of the property taxes actually go to the city and it's really hard for the city to operate on property taxes alone. She doesn't feel like it is fair for everyone to assume and race to judgement saying they do not want a gas station built. She explained that when it boils down to it are the residents really going to pay more property taxes or utility fees. Mrs. Hoover suggested that the residents attend the city meetings when there is a proposed tax increase and voice your support, because those that attend the meetings are usually the ones in opposition and the proposals tend to get shut down. She expressed that we don't want the city to go into debt and it only seems logical to develop commercial businesses.

John Lemmons agrees with everything that has been said. He feels that his property value would be threatened by this decision. Mr. Lemmons really loves the community and living here and he really enjoys the fun runs and festivals. He likes being able to see all the stars at night and feels Elk Ridge is a very special place. Mr. Lemmons expressed he is willing to pay the increased fees for property taxes or utilities to keep the city from developing commercial businesses.

Stacey Peterson closed public comment.

Stacey Peterson opened discussion between Planning Commission members.

Mayor Shelley explained that no one else in the city has proposed economic development since he has been Mayor but him. So if the residents have questions or concerns they can come directly to him. He has spent a lot of time doing research to look into this issue as much as possible. Mayor Shelley explained one of his concerns is what he can do to limit the kinds of businesses coming in if the proposal is approved. He expressed his interest in the public comments tonight and is grateful for some of the new insight on this proposal. He explained that if we could do a 100% tax rate increase to residents in Elk Ridge we would break even. Mayor Shelley recommended that residents attend the Truth in Taxation meeting this year and other meetings and become involved and voice their support for the tax rate increase. He stated if the commercial is not going to succeed in the city and succeed with the residents he does not want it in the city. He is trying to help the city as best as he can, he lives here too and loves Elk Ridge and the residents here.

**DAVID CLARK MOTIONED AND STACEY PETERSON SECONDED TO TABLE THIS AND TAKE INTO CONSIDERATION THE COMMENTS THAT WERE MADE TONIGHT. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1)
COLIN LOGUE**

2. PROPOSED AMENDMENT TO THE CITY OF ELK RIDGE TRANSPORTATION MAP

Shay Stark presented an overhead projection and discussed a memo he created for Parkside Cove containing Hillside Drive and the extension of Hillside Drive. He expressed one of his major concerns is the caul-de-sac on Hillside Drive that is at 14% grade right now which is too steep. He explained that we held a 2nd TRC meeting for Parkside Cove and the possible termination of the Hillside Drive extension. The main goal for tonight's meeting is to amend the transportation map and discuss alternatives and different options for the Hillside Drive extension because of the extreme steep slope. He asked do we terminate the street or do we re locate it? Some of the concerns to consider is why was Hillside Drive in the General Plan to begin with? And where could Hillside Drive be re-routed to? He explained how most of the roads in Elk Ridge are steep grades currently and it is doable but what is there to gain by connecting Hillside Drive. Shay Stark, explained his concern if there was a fire, having multiple routes would help with evacuation and safety of the residents.

Stacey Peterson opened the meeting for public comment.

Shawn Eliot discussed a memo he created and handed it out to the Planning Commission members for review. He expressed one of his main concerns for Hillside Drive is the fact that it will end up being a collector road because it will become the short cut to Elk Ridge Drive. This would be the longest, steepest and most narrow local road in Elk Ridge city, but would end up becoming a collector road because of the short cut it would create. Mr. Eliot explained that speed would become an issue because Hillside Drive would be such a long road and it could create a lot of safety concerns. He mentioned that through a senior development the senior code only allows for roads within the development to have up to a 6% grade. Mr. Eliot explained that the city could put in speed tables if the extension of Hillside Drive was put in but they only work if done as part of a system or series of speed tables so drivers don't speed up. He mentioned Hillside Drive would require 8 speed tables and they can only be done on grades under 5% which is also an issue.

Lari Fitzgerald stated that she is very concerned with the extension of Hillside Drive because a lot of people are already injured on the existing Hillside Drive. She feels the road is already too curvy, steep and narrow and there are many other factors but it is already a very dangerous road.

Mrs. Fitzgerald explained how many residents use Hillside Drive to walk to the city park and if more cars are going to be using Hillside Drive if the extension passes then will the liability to the city go up because a lot of people are already getting hurt on that road with less traffic.

Rob Fitzgerald stated that he agrees with Shawn Eliot and he is concerned because we will be violating every aspect of the code there is to violate that we have in place right now, the road is too steep and too long. They were not worried when they built their home because it is a cul-de-sac and they were under the impression that the road would never connect. Mr. Fitzgerald proposes that we do not extend Hillside Drive to Elk Ridge Drive, it would be too narrow and too dangerous. He feels that when a diagonal road is put in people in their minds see it as a faster way to get where they need to go and there will end up being more traffic because most of the south end of Elk Ridge will use this as a collector road not a local road.

Keith Hays explained he has been aware of the extension of Hillside Drive since he moved in. He proposed that Planning Commission come and sit on his lawn and watch the speed of the cars traveling down Hillside Drive. Mr. Hays explained that because it's a very steep downhill slope that cars tend to just go faster and they are traveling 40+ mph which is just too dangerous and well above the speed limit.

Debbie Currie stated she feels that Hillside Drive would end up turning into a freeway and we might as well put one in. She explained that the city shouldn't break an exception just to get Hillside Drive extended.

Brian Burke explained that he was on city council and Hillside Drive was voted most dangerous areas in Elk Ridge city. He has an autistic child that heads for the road every time the child is outside. Mr. Burke is concerned about the speed of cars coming down Hillside Drive and the extension of that road would make even more traffic and speed would be an even greater concern. He stated that the part-time sheriff that we have now makes it difficult to monitor speeds of cars travelling down Hillside Drive. Mr. Burke feels that the extension will definitely bring more traffic and speed is one of his main concerns.

David Ricard explained that there was a speed trailer on the street in front of his house and he has personally witnessed cars going 60 to 70 mph on Hillside Drive. He is very concerned with the speeds cars are travelling on that road, it's just too dangerous.

Peggy Ipsen explained that she lived in a neighborhood once that had a lot of speed tables and it causes a lot of wear and tear on rescue vehicles and cars and she is not in favor of the speed tables.

Nathan Ekstrom agrees with what has been said so far. He has a son that was almost hit by a car and he is no longer aloud to ride his bike or walk down Hillside Drive. Mr. Ekstrom is very concerned with the safety of Hillside Drive now and the extension would make safety a bigger issue.

Jack Waterman explained that momentum gets you on Hillside Drive no matter what. His main concern is safety and with the extension of Hillside Drive if approved it would turn that road into a speedway.

Stacey Peterson closed public comment.

Stacey Peterson opened discussion between Planning Commission members.

Cody Black explained in his personal opinion he feels that Hillside Drive should be extended. He feels that we need the access to the south part of Elk Ridge to get the residents out safely in case of an emergency. Mr. Black does understand the road is steep but it's equal to a lot of the roads around Elk Ridge. The 10-11% grade is not an issue for the snow plows and can navigate it just fine. He understands that speed is an issue going down Hillside Drive but it's simply an enforcement issue. He feels that speed tables are ok to put in and it wouldn't affect the plows, but he still doesn't recommend the speed tables. Mr. Black explained that during the 2nd TRC meeting they looked at every option they could come up with and this is the only feasible option they can come up with.

Brent Skipper explained the city staff is great and has worked hard to do everything they can to assist Mr. Skipper. He has put in a lot of work and looked into all the pros and cons and different options that he can, even trying to plan for 10-15 years down the road. The best option they have come up with after all the research that would be a benefit it for Hillside Drive to extend down to Elk Ridge Drive.

Paul Crook is very concerned if there is a natural disaster that people won't be able to get out ok because there will only be one road and firetrucks can't get up to fight the fire and cars can't come down to escape the fire. He feels that safety is a major concern especially since we live on a hillside.

Jim Chase explained that he lives on Park Drive which is a very busy road and feels their pain and appreciates all of the public comment tonight. He feels that safety is a major concern and that we really need more than 2 roads for people to be able to get out and emergency vehicles up the hillside if there is ever a wildfire or natural disaster.

David Clark stated he sees a necessity to have Hillside Drive extended and we also need to have traffic enforcement.

Lisa Phillips agreed with what David Clark stated.

Gregg Anderson explained he is holding out for Salem Hills Drive to be connected at the south end of town. He is concerned about the speed of the road going through the senior hills community and would like to see more stop signs put in.

Stacey Peterson feels that Hillside Drive is a very dangerous road and that needs to be enforced somehow. She asked if 55 and older is really considered a senior community. Is it legal to have Hillside drive extended through?

Shay Stark explained that it still exceeds the code no matter what and exceptions would need to be made. He explained that the recommendation is up to planning commission to amend the transportation map or not and what planning commission needs to ask themselves is how important is it that Hillside Drive go through?

David Clark stated he now feels that the road going through wouldn't be a benefit and has changed his mind, he is more concerned with the issue of safety.

Stacey Peterson feels that we do not have enough information on this and we need to run some more numbers and statistics.

Brent Skipper, developer, pleaded with Planning Commission members that they come to a decision and make a recommendation to move forward with this development and get it going in the right direction.

Sam Drown, developer, explained that Planning Commission has had ample time to research the development and would like it to proceed forward as well.

GREGG ANDERSON MOTIONED AND DAVID CLARK SECONDED TO AMEND THE GENERAL PLAN SO HILLSIDE DRIVE WON'T GO THROUGH. VOTE: YES - (4), NO - (2), ABSENT - (1) COLIN LOGUE

PAUL CROOK AND JIM CHASE VOTED NO, WITH NO FURTHER COMMENT.

OTHER ACTION ITEMS

3. PRELIMINARY PLAT APPROVAL FOR PARKSIDE COVE

Shay Stark presented an overhead view and discussed a memo he prepared. He explained the Planning Commission discussed the Parkside Cove Preliminary Plat Application. A public hearing was held and several of the surrounding property owners and residents along the north end of Hillside Drive were in attendance and voiced concerns over property values, slopes on Hillside Drive and increased traffic if Hillside is extended to Elk Ridge Drive. The staff discussed concerns about the grades on Hillside Drive and drainage concerns. The Planning Commission tabled the decision until other options were considered. During the next week the Developer met with city staff to discuss other alternatives to the routing of Hillside Drive and provide clarification on the drainage. The results of the discussion concerning Hillside Drive have been discussed and staff is comfortable with the proposed plan. The Developer is willing to push Hillside Drive through as proposed or terminate it based upon the Planning Commission decision. The overall layout would change very little if Hillside drive were terminated, other than a second entrance on to Park Drive which would be required near the east end of the loop. Mr. Stark stated the staff recommends the approval of the Parkside Cove Subdivision incorporating the Planning Commission's decision concerning Hillside Drive.

GREGG ANDERSON MOTIONS AND DAVID CLARK SECONDS TO APPROVE A CAUL-DE-SAC THAT MEETS CITY CODE ON THE TERMINATION ON HILLSIDE DRIVE, THE EXTENSION OF HILLSIDE DRIVE IS REMOVED, THE GRADES ON HILLSIDE DRIVE ARE ADJUSTED DOWN, THE CONNECTION WITH PARK DRIVE IS MADE AND AN EXCEPTION TO 6% ON HILLSIDE DRIVE MADE. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) COLIN LOGUE

CITY BUSINESS

9. CITY COUNCIL UPDATE

No update to report

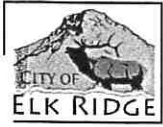
10. OTHER BUSINESS

Shay Stark recommended the Planning Commission members review the Planning Commission By-Laws and see if any changes need to be made or additional information added to it. Mr. Stark also recommended the possibility of holding a short training between Planning Commission members before or after each Planning Commission meeting to go over the By-Laws and the General Plan.

STACEY PETERSON MOTIONED AND GREGG ANDERSON SECONDED TO ADJOURN THE MEETING. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) COLIN LOGUE

ADJOURNMENT – meeting adjourned at 9:33 pm


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. (48 hour notice)

- Meeting Date - **Thursday, March 10, 2016**
- 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 2/25/2016 *see attachment*

PLANNING COMMISSION BUSINESS

2. Discussion on proposed Landscaping Code Amendments..... *see attachment*
3. Discussion on proposed changes to the Planning Commission By-Laws
4. Discussion on changing PUD lot sizes to 10,000 sq. ft. lot minimum
5. Discussion on Commercial Design Standards
6. Discussion on Zoning Ordinances

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, the 7th day of March, 2016 and delivered to each member of the Planning Commission on the 7th day of March, 2016.

Planning Commission Coordinator: Brianne Bailey Date: 7th day of March 2016

ELK RIDGE PLANNING COMMISSION

March 10, 2016

TIME AND PLACE OF MEETING

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

ROLL CALL

Commissioners: Stacey Peterson, David Clark, Jim Chase, Lisa Phillips, Gregg Anderson, Paul Crook
Absent: Colin Logue
Others: Mayor, Hal Shelley
Royce Swensen, *City Recorder*
Shay Stark, *City Planner*
Brienne Bailey, *Planning Commission Coordinator*
Public: Dale Bigler, Joanna Bigler

OPENING ITEMS

Stacey Peterson welcomed at 7:00 PM. Opening remarks were said by David Clark followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

JIM CHASE MOTIONED AND GREGG ANDERSON SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) COLIN LOGUE

OTHER ACTION ITEMS

1. REVIEW AND APPROVE MEETING MINUTES FOR 2/25/2016

GREGG ANDERSEN MOTIONED AND DAVID CLARK SECONDED TO APPROVE THE MEETING MINUTES FOR FEBRUARY 25, 2016 AS CURRENTLY WRITTEN. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) COLIN LOGUE

2. DISCUSSION ON PROPOSED LANDSCAPING CODE AMENDMENTS

Dale Bigler explained the attachments on the Landscaping Code that Jim Chase and he prepared. He explained the landscaping codes have not been getting enforced and City Council has reviewed the codes and decided to eliminate the mandatory 2 year landscaping code. Mr. Bigler explained they have to have their front yard completed, sprinkler system and at least 2 trees planted in the planter strips before the Homeowner can get the Certificate of Occupancy. He stated if the homes are built during the winter the homeowner will need to pay a cash bond of 125% and completed by June 1st of the following year. Mr. Bigler also states there are 6 trees that are specific and added to the Landscaping Codes that can be used but other types of trees can be used if approved by the tree committee. Since Elk Ridge City is a Tree City U.S.A. and as part of that requirement there needs to be a tree committee that includes Cody Black the Public Works Director, McKay Lloyd the Parks and Trails Director, Dale Bigler City Council, and Derek Peterson the arborist for Provo City. Jim Chase stated another code amendment was changing the tree size to 1 ½ inch caliper. Gregg Anderson asked will the developer be doing the trees. Dale Bigler explained yes the developer will be putting the trees in. Paul Crook asked will the trees in the planter strips affect the sidewalk at all with overgrown roots. Dale Bigler replied no, because the trees that have been chosen have roots that grow straight down, not out. He also explained a lot of cities are moving to metered systems for water and this will be a benefit for Elk Ridge city to use the metered water systems also. Jim Chase explained homes that do not have a park strip are not required to plant trees, so there is flexibility in that area.

Discussion between Planning Commission Members

Jim Chase stated he would like a clause put in the Landscaping Codes for a 2 year bonding if trees die. He also explained the wordage needs to be editing for the planter strips and explained #4 in the Landscaping Codes code 10-12-9 needs to be inserted.

Stacey Peterson explained she likes the 2 year bond on the trees also.

David Clark likes the 2 year bond and wants to see it implemented.

Lisa Phillips agrees with everything that has been said.

Shay Stark asked with adding the 2 year bonding requirement it will add more administrative duties. Tracking the bonds aren't necessarily an issue but the job duties will be increased.

Stacey Peterson asked if we could hire someone else to track these or increase the pay for Jan Butler who would be the person tracking these bonds.

Dale Bigler feels this won't be that big of a problem with all of the requirements added the process will run more smoothly.

Mayor Shelley explained whether the tree dies or not the bonds still have to be tracked.

Gregg Anderson doesn't see the need for the 2 year bond because trees will either live or die, we don't need to bond on that 5% that dies.

Dale Bigler proposed that we add into the Landscaping Codes that the trees be covered under the Home Warranty.

Shay Stark explained the home warranty is through the developer and its up to the homeowner to follow through with warranty if the trees die. The developer will replace the trees but they do not plant them. Shay Stark explained he will look into this more.

Stacey Peterson asked if we can look into options for the home warranty and see if it includes trees and/or landscaping or not.

Shay Stark proposed that we reference these new Landscaping Codes in Chapter 12 (miscellaneous codes).

67 Stacey Peterson asked what the next steps are for these Landscaping Code Amendments.

68 Shay Stark explained if Planning Commission is happy with the Landscaping Codes Amendments there would then be a Public Hearing in City
69 Council.

70 Mayor Shelley explained that because of City Council having other obligations and meetings that the Public Hearing would fall on Planning
71 Commission instead to help expedite this.

72 73 **3. DISCUSSION ON PROPOSED CHANGES TO THE PLANNING COMMISSION BY-LAWS**

74 David Clark stated there is room for improvement and changes that need to be made to the By-Laws. His recommendation is to have all the
75 Planning Commission members review the By-Laws and bring their recommendations to the next Planning Commission meeting.

76 Paul Crook stated item 6 on Page 3 of the By-Laws need to be changed. Currently they state that Planning Commission meetings will be held on the
77 1st and 3rd Thursday of the month but it should be changed to the 2nd and 4th Thursday like they are currently being held.

78 David Clark explained the attendance policy needs to be looked at and re-evaluated. It states Planning Commission members need to have 75% or
79 higher attendance. Mr. Clark explained the more cancellations we have plus the missed meetings when calculating attendance it can really affect the
80 actual attendance percentage for the Planning Commission member and the city needs to find a way to calculate that differently.

81 Jim Chase wanted to know the time frame on attendance. Was it calculated by one month, 6 months, or a year?

82 Shay Stark explained if a Planning Commission member can't be at a meeting, to please let Brienne Bailey, the Planning Commission Coordinator,
83 know so she can make record of it. Mr. Stark also explained at the beginning of each Planning Commission meeting we need to have a roll call and
84 make a note of who is present or absent for the record as well. He explained that the city is mostly concerned with the individual Planning
85 Commission members who consistently miss meetings without responding to the emails sent out or calls to verify attendance.

86 David Clark feels that he is coming into the meetings unprepared. He feels like none of the Planning Commission members are on the same page.
87 He explained in the By-Laws it states the information in regards to Planning Commission members receiving documents or attachments before the
88 meetings held need to be out by the Friday before.

89 Brienne Bailey explained the attachments can be ready and sent out by the Thursday prior and the agenda out on the Monday prior to Planning
90 Commission meetings. All of the Planning Commission members were in agreeance with this and nothing needs to be changed on the By-Laws in
91 regards to the issue with getting attachments out.

92 Jim Chase explained Section 7C on page 3 which talks about a 3 x 3 split vote. The Planning Commission members were in agreeance if the vote
93 came down to a tie/split vote, the issue at hand would get tabled for further review and research for the next meeting or an upcoming meeting.

94 95 **4. DISCUSSION ON CHANGING PUD LOT SIZES TO 10,000 SQ. FT. LOT MINIMUM**

96 Shay Stark explained the way the PUD ordinance is written there are different density's available depending on what the underlying zone is. In the
97 case of the R-1-12,000 zone that is the Elk Ridge Meadows development, there is no other R-1-12,000 currently zoned in the city. So in the case of
98 that zone if they have meet all of the requirements for the PUD they can get small 7,000 sq. ft. lots. In the case of the R-1-15,000 zones they could
99 get a minimum of 8,000 sq. ft. lots. And the R-1-20,000 can get 10,000 sq. ft. lot sizes. He explained we are on a hillside and the larger the city can
100 keep the lots the better. Mr. Stark explained the major issue here is whether the city wants 25% open space because the city can't afford to maintain
101 it.

102 David Clark is concerned with this because he looked at other cities and they usually required an HOA that collects fees to maintain these things.
103 He doesn't understand how the city committed to the PUD overlay because the burden falls on the cities shoulders.

104 Shay Stark stated he feels that going to a minimum of R-1-10,000 minimum sq. ft. lot is a good idea. He expressed that the city doesn't want to
105 zone anymore R-1-12,000 and we don't want anything smaller than R-1-15,000 which is 1/3 acre lots. He explained if this continues to carry-on
106 then the PUD becomes a mute issue anyways.

107 Jim Chase explained there are other areas in the city that can possibly be used as PUD zones.

108 Mayor Shelley explained we can leave the PUD in but we need to re-word the clause about the 25%.

109 Shay Stark said we need to look at other options and move the density around within a parcel to best fit the terrain.

110 Jim Chase explained the main focus of the PUD is to gain park space, which the city doesn't need more park space.

111 Shay Stark stated that this can become an issue and the city does need to look at it and find any issues to make the necessary changes.

112 113 **5. DISCUSSION ON COMMERCIAL DESIGN STANDARDS**

114 Shay Stark passed out a book on the design standards for the city of Bozeman, Montana and explained usually older historic towns have stricter
115 design standards and they already have some commercial base to work off of. He said Elk Ridge city doesn't have any commercial base to work off
116 of so it may be more difficult to put these standards into place. He asked the Planning Commission how much of this do we want to put into
117 administering this code. Mr. Stark stated he likes the Bozeman, Montana design standard because the code is very simple and it's adopted by
118 resolution and the architectural details are dealt with in the standard design but it's still within the code. He feels that the city will need to come up
119 with the architectural design itself and possibly speak to City Council and see if some money can be allocated for someone to come up with these
120 design standards because they can be very complex.

121 David Clark recommended doing some research into finding more of these design standards on the internet and he will email Planning Commission
122 members to hold a discussion on the concepts and ideas for the City Property Civic Center being pursued.

123 124 **6. DISCUSSION ON ZONING ORDINANCES**

125 The Planning Commission did not make it to this discussion this time. Stacey Peterson asked that this issue be dropped.

133 **CITY BUSINESS**

134 **7. CITY COUNCIL UPDATE**

135 No update to report

138 **8. OTHER BUSINESS**

139 None

141 **STACEY PETERSON MOTIONED AND DAVID CLARK SECONDED TO ADJOURN THE MEETING.**
142 **VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) COLIN LOGUE**

144 **ADJOURNMENT** – meeting adjourned at 9:00 pm

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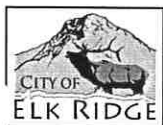


Planning Commission Coordinator

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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 HEARING AND 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, March 24th, 2016**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place - **Elk Ridge Fire Station - 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

PUBLIC HEARING AND ACTION

- 7:00 pm 1. Preliminary/Final Plat Approval for Kelly Acres*see attachment*
7:15 pm 2. Proposed Amendment to Landscaping Codes*see attachment*

OTHER ACTION ITEMS

3. Review and approve meeting minutes for 2/11/2016.....*see attachment*

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, the 23rd day of March, 2016 and delivered to each member of the Planning Commission on the 23rd day of March, 2016.

Planning Commission Coordinator: Brianne Bailey Date: 23rd day of March 2016

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ELK RIDGE PLANNING COMMISSION

March 24, 2016

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, March 24th, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: David Clark, Jim Chase, Lisa Phillips, Gregg Anderson, Paul Crook, Bruce Thorpe (Alternate)
Absent: Stacey Peterson, Colin Logue
Others: Shay Stark, *City Planner*
Brienne Bailey, *Planning Commission Coordinator*
Public: Carrie Christensen, Kim Christensen, Wayne Frandsen, Shauna Frandsen

OPENING ITEMS

David Clark welcomed at 7:00 PM. Opening remarks were said by Gregg Anderson followed by the pledge of allegiance.

GREGG ANDERSON MOTIONED AND BRUCE THORPE SECONDED TO APPROVE DAVID CLARK TO BE THE CHAIR IN TONIGHT'S MEETING. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) STACEY PETERSON, COLIN LOGUE

DAVID CLARK MOTIONS AND LISA PHILLIPS SECONDS TO VOTE BRUCE THORPE IN AS A VOTING MEMBER IN TONIGHT'S PLANNING COMMISSION MEETING IN PLACE OF STACEY PETERSON'S ABSENCE. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) STACEY PETERSON, COLIN LOGUE

PUBLIC HEARING AND ACTION

1. PRELIMINARY/FINAL PLAT APPROVAL FOR KELLY ACRES

Shay Stark discussed the memo he prepared for the Preliminary and Final Plat approval for Kelly Acres. He explained this is a two-lot split with each lot being a little over one acre. The only change that he is aware of with the engineering is from Seth Waite, Fire Chief, explaining a fire hydrant will need to be added by the entrance of the driveway on Goosene Drive. Mr. Stark's recommendation for Kelly Acres is that everything meets code and zoning restrictions and we can proceed forward with the approval.

David Clark opened the meeting for public comment.

Wayne Frandsen, explained there are already two locations with fire hydrants in place across from Goosene Drive to the south and he asked why those fire hydrants can't be used because they are well within the 400 foot restriction. Shay Stark replied that is true but it doesn't meet the 400 foot restriction for the homes to the back of the property.

David Clark closed public comment.

David Clark opened discussion between Planning Commission members.

The Planning Commission members were all in agreement this development looked good and they could proceed forward with approval.

JIM CHASE MOTIONED AND GREGG ANDERSON SECONDED TO APPROVE THE PRELIMINARY AND FINAL APPLICATION FOR KELLY ACRES WITH THE FIRE HYDRANT AS NOTED. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) STACEY PETERSON, COLIN LOGUE

2. PROPOSED AMENDMENT TO LANDSCAPING CODES

Shay Stark discussed the memo he prepared and explained the city has a landscaping ordinance to keep the weeds cut down in the backyards and have the front yards landscaped. He stated the city has struggled over the years with enforcement of the landscaping codes. Mr. Stark also stated the purpose of these revised landscaping codes is to simplify and rewrite the codes to help benefit the city. He explained the recommendation came from City Council members who revised the codes which would require the landscaping to be complete in the front yards as part of the building process. The homeowners will need a minimum of grass, sprinkling system, and the street trees planting prior to issuing the Certificate of Occupancy. Mr. Stark feels this will help with enforcement of the landscaping codes from here on out.

David Clark opened the meeting for public comment.

Wayne Frandsen asked who enforces the code.

David Clark explained there is one individual, Boyd Erickson who works 5 hours a week to enforce the city codes. He explained that just isn't enough time to enforce all these codes and that is why the landscaping codes are being simplified and rewritten to help benefit the city.

Shauna Frandsen asked what happens to the homeowners that have their backyards finished but not their front yards?

David Clark explained that is why the city is implementing these revised landscaping codes because we will not be issuing a certificate of occupancy until the front yards are completed.

Carrie Christensen stated it will be easier to enforce the landscaping codes on new homes.

David Clark closed public comment.

David Clark opened discussion between Planning Commission members.

Paul Cook is concerned about why the new homeowners are being forced to install an automatic sprinkling system? If the homeowners don't want to spend the money on an automatic sprinkling system and they want to drag a hose around and water their lawn why can't they do that? He also wanted to know who would be buying the trees that are to be planted in the planter strips and who is going to pay for the water since the planter strips belong to the city?

Shay Stark explained it's whoever brings in and signs the building permit which can be the home contractor or the actual homeowners. As for who pays for the water in the planter strips it does belong to the city but it's the homeowner's responsibility to water the planter strip.

Jim Clark explained the reason for the planter strip is due to the snow. When snow plows go by the snow is pushed onto the planter strips and not the sidewalks, which helps with snow being piled up on the sidewalks.

David Clark asked are these PUD's required to have sidewalks put in.

Gregg Andersen explained you can't force homeowners to water their lawns even though they put it in. If they don't want to water the planter strip trees they can let it die but 99% of homeowners will water them.

Jim Clark explained that sprinkler systems use less water because when you use them they are timed cycles that can be used in the middle of the night when the evaporation is the least and you get the most benefit to your lawns, people who water with hoses tend to forget about them and they get left on and it waste a lot of water.

Shay Stark stated that we are in a situation with the city that we are looking at different options for future water and every option that's out there requires a large amount of water conservation. The sprinkling systems and what has been put in the codes on the new construction has a system that senses whether the soil is wet or dry will help with bringing in new water sources because it will show the measures already taken for water conservation.

David Clark stated that you can use the hose if you want but you still have to put a sprinkling system in.

Bruce Thorpe asked Shay Stark, do the sensors in the ground measure the soil or the rain.

Shay Stark explained the soil sensors measure both rain and soil. Depending on the type of sensor used.

Bruce Thorpe asked what the effective date of the new landscaping codes is.

Jim Chase explained the revised landscaping codes only apply to new development.

Shay Stark explained he spoke with a developer today and he would like this effective date to be pushed out 3 months because of homes that already have been purchased and are in the design process.

Bruce Thorpe shared his opinion that this new policy needs to be explicit on who this applies to.

Jim Chase explained that City Council will want to see the revised landscaping codes put through as soon as possible.

Shay Stark explained the homes that are built, are in the process of being built or have building permits already don't require street trees to be put in and by adopting the revised landscaping codes won't change anything for those homes. The revised landscaping codes will be enforced on all new homes and construction and they will need a Certificate of Occupancy before they can move in.

Bruce Thorpe asked about the section on trees in the revised landscaping codes and who they apply to.

Jim Chase said the code may need to be revised and re-wording that clarifies who the street trees apply to.

Bruce Thorpe explained in sub-paragraph E in Zones with Animal Rights, he is not understanding the sentence. It states there can be corals and pastures in the front of the home but what about the rear of the home?

Shay Stark explained yes there can be corals in the front of the home with pastures but there can be no barns in the front of the home. The homeowner can put in what they would like in the back of the home if it meets within the codes.

Bruce Thorpe suggested that this sub-paragraph be re-wording a little for clarification.

DAVID CLARK MOTIONS AND PAUL COOK SECONDS TO TABLE THIS PENDING FURTHER REVISIONS AND ADDENDUMS TO THE CODE. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) STACEY PETERSON, COLIN LOGUE

OTHER ACTION ITEMS

3. REVIEW AND APPROVE MEETING MINUTES FOR 2/11/2016

DAVID CLARK MOTIONS AND GREGG ANDERSON SECONDS TO APPROVE THE MEETING MINUTES FOR FEBRUARY 11, 2016. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) STACEY PETERSON, COLIN LOGUE

CITY BUSINESS

4. CITY COUNCIL UPDATE

No update to report

5. OTHER BUSINESS

David Clark explained he did some research after the last meeting on the community character. He explained one of the main things he noticed is that a lot of these codes for community character are incorporated into the general plan.

Shay Stark said that having these codes in the General Plan is the perfect spot to put them, and then you have the City Codes to back them up. The General Plan is only an advisory document it is not Code. So it becomes an issue as to what gets put in the General Plan or the City Codes without having too many duplicates.

Paul Cook asked what is going on with the City Property's possible 4 lots for sale.

Shay Stark explained there is a survey being mailed out to all the homeowners in Elk Ridge and City Council is following up with it.

Brianne Bailey asked when they would be ready to start reviewing the By-Laws

David Clark explained the Planning Commission members will review them and it can be put on as an item for the next Planning Commission meeting.

DAVID CLARK MOTIONED AND GREGG ANDERSEN SECONDED TO ADJOURN THE MEETING.

VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) COLIN LOGUE

ADJOURNMENT – meeting adjourned at 7:50 pm

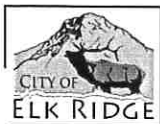


Planning Commission Coordinator

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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. (48 hour notice)

- Meeting Date - **Thursday, April 14, 2016**
- 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 3/10/2016 *see attachment*
2. Review and approve meeting minutes for 3/24/2016 *see attachment*
3. Final Plat Approval for Parkside Cove, Phase 1 *see attachment*
4. Decision on proposed Landscaping Code Amendments..... *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, the 11th day of April, 2016 and delivered to each member of the Planning Commission on the 11th day of April, 2016.

Planning Commission Coordinator: Brianne Bailey Date: 11th day of April 2016

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ELK RIDGE PLANNING COMMISSION

April 14, 2016

TIME AND PLACE OF MEETING

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

ROLL CALL

Commissioners: Stacey Peterson, Jim Chase, Gregg Anderson, Paul Crook, Bruce Thorpe (Alternate)
Absent: Colin Logue, David Clark, Lisa Phillips
Others: Royce Swensen, *City Recorder*
Shay Stark, *City Planner*
Brianne Bailey, *Planning Commission Coordinator*
Public: Brent Skipper, Sam Drown, Dean Ingram

OPENING ITEMS

Stacey Peterson welcomed at 7:00 PM. Opening remarks were said by Gregg Anderson followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

JIM CHASE MOTIONED AND GREGG ANDERSON SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, DAVID CLARK, LISA PHILLIPS

OTHER ACTION ITEMS

1. REVIEW AND APPROVE MEETING MINUTES FOR 3/10/2016

GREGG ANDERSON MOTIONED AND JIM CHASE SECONDED TO APPROVE THE MEETING MINUTES FOR MARCH 10, 2016 AS CURRENTLY WRITTEN. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, DAVID CLARK, LISA PHILLIPS

2. REVIEW AND APPROVE MEETING MINUTES FOR 3/24/2016

BRUCE THORPE MOTIONED AND JIM CHASE SECONDED TO APPROVE THE MEETING MINUTES AS STATED AND CORRECTED FOR MARCH 24, 2016. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, DAVID CLARK, LISA PHILLIPS

3. FINAL PLAT APPROVAL FOR PARKSIDE COVE, PHASE 1

Shay Stark explained he worked with the engineer for Parkside Cove to see if the intersection at Elk Ridge Drive which comes up at 6% then flattens out at 2% and takes off at 10%, could be smoothed out to 4% which is still within the code. The engineer looked into that option and stated if he were to change the grades to 4% there would need to be retaining walls and fill brought in. The engineer explained the current plans are the best because it flows with the natural landscape of the land already. Shay Stark explained he is ok with the current plans for Parkside Cove and everything looks good to him with the design. Stacey Peterson asked why was there a change to the trail from the east side to the west side of Elk Ridge Drive. Shay Stark explained the trail is now going to be on the west side of Elk Ridge Drive running north and south. He stated with the trails grant, Mountain Lands was really concerned about the interface as it goes down Elk Ridge Drive because of the future plans of that road being widened and they really wanted to minimize the crossings and by putting the crossing at 11200 S at that intersection it would eliminate the proposed crossing at Elk Ridge Meadows. Shay Stark's recommendation for Parkside Cove, Phase 1 is that it meets the code the best it can, and the slopes have been minimized as much as possible and everything is in agreement with what City Council has asked them to do. Paul Crook asked why there is a temporary turn-around and why they aren't they connecting the road through. Sam Drown explained there are issues with financing and money to do that amount of work at the same time and they are trying to work everything out. He explained they are working on the plans for Phase 2 as well and it may be possible for them to complete Phase 1 and Phase 2 at the same time. All Planning Commission members were in agreement that everything looked ok with Parkside Cove, Phase 1.

JIM CHASE MOTIONED AND GREGG ANDERSON SECONDED TO APPROVE PARKSIDE COVE SUBDIVISION, PHASE 1 FINAL PLAT AS SUBMITTED. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, DAVID CLARK, LISA PHILLIPS

4. DECISION ON PROPOSED LANDSCAPING CODE AMENDMENTS

Shay Stark stated that Jim Chase has done a great job with this and put in a lot of time and he appreciated the comments that were made at the last meeting. He explained there is one issue he wanted to address which is at the time the Landscaping Codes are put into effect there are people under contract who will run into problems because they are still in the design process and haven't turned in a building permit due to that. They have also been given a price and are basically locked in at that point. Shay Stark recommended that the City go to each of the developers in Elk Ridge city and get a list from them that shows the homeowners in the design process so it can be tracked and then anything else that comes in after the effective date the homeowners will go through the new process with the Landscaping Codes. Royce Swensen was ok with this process. Shay Stark explained this will just become an office policy for the initial process and he explained he will put it on the Site Plan Review and it will be in effect

for the next year or so. Bruce Thorpe asked if we are leaving the language the same in the amended Landscaping Codes. Shay Stark replied yes because this issue will become an office policy and not a code which will prevent the code from being amended in the future.

GREGG ANDERSON MOTIONED AND JIM CHASE SECONDED TO ACCEPT THE CHANGES MADE TO THE LANDSCAPING REQUIREMENTS WITH THE NOTED POLICY CHANGE. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, DAVID CLARK, LISA PHILLIPS

CITY BUSINESS

5. CITY COUNCIL UPDATE

No update to report

6. OTHER BUSINESS

Bruce Thorpe asked what the status was with the City Survey. Royce Swensen stated the plan is to end a week from tomorrow and we have received 170 responses and we would like 1 per household and have about 800 homes.

Jim Chase presented his recommendations for the Planning Commission By-Laws. He explained these comments were taken from past meeting recently and stated he calculated that 70% equals about 8 meetings. So if Planning Commission members miss 8 meetings in a year or 3 consecutive meetings then they are really out of the loop at that point and may be removed from Planning Commission. He explained the 70% attendance will be based off of Roll Call in Planning Commission meetings which do not include cancelled meetings. Jim Chase also asked if a Planning Commission member can vote through a conference call. Shay Stark said yes you can vote through a conference call but it needs to be posted on the Agenda as a conference call. Jim Chase explained the on the By-Laws dates for Planning Commission to meet need to be changed to the 2nd and 4th Thursday, currently it states the 1st and 3rd Thursday. He also stated that item 7B and 7C need to be re-worded on the By-Laws regarding a split vote what needs to happen. He mentioned that Planning Commission members can table the item for further review. Dean Ingram stated since Planning Commission is a recommending body it just moves forward to City Council as a split vote and then City Council makes the final decision. The Planning Commission members were all in agreeance with a split vote being passed on to City Council. Jim Chase is going to make the amendments to the Planning Commission By-Laws and Brianne Bailey will have this put on the Agenda for the next meeting on April 28th, 2016. Dean Ingram explained the situation with Crestview Subdivision on the corner of Park Drive and Elk Ridge Drive he is planning to develop and stated he spoke to City Council at their last meeting and the current code doesn't match the original overlay approved back in 2008 and a lot of adjustment and exceptions would need to be made. Mr. Ingram stated he is not going to use the Senior Overlay for the Crestview development but will be building individual homes instead.

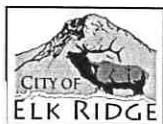
Jim Chase recommended that Planning Commission start looking at the General Plan on the next meeting on April 28th, 2016. Shay Stark stated that after the city survey comes back we will need to update the General Plan anyway and the Fair Housing Act gets reviewed every 2 years so this year it needs to be filled out and looked at again.

**JIM CHASE MOTIONED AND GREGG ANDERSON SECONDED TO ADJOURN THE MEETING.
VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, DAVID CLARK, LISA PHILLIPS**

ADJOURNMENT – meeting adjourned at 8:07 pm



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. (48 hour notice)

- Meeting Date - **Thursday, April 28, 2016**
- 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

ACTION ITEMS

1. Review and approve meeting minutes for 4/14/2016 *see attachment*
2. Decision on Proposed Amendments to Planning Commission By-Laws.....*see attachment*

PLANNING COMMISSION BUSINESS

3. Discussion on Amendment of Accessory Building Codes, Section 10-12-05.....*see attachment*
4. Discussion/Review of the General Plan.....*see link on the city website*

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, the 25th day of April, 2016 and delivered to each member of the Planning Commission on the 25th day of April, 2016.

Planning Commission Coordinator: Brianne Bailey Date: 25th day of April 2016

ELK RIDGE PLANNING COMMISSION

April 28, 2016

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, April 28, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Stacey Peterson, David Clark, Jim Chase, Paul Crook, Lisa Phillips
Absent: Colin Logue (Had back surgery) Greg Anderson (out of town) Bruce Thorpe (Alternate - out of town)
Others: Mayor, Hal Shelley
Shay Stark, *City Planner*
Brianne Bailey, *Planning Commission Coordinator*
Public: Tricia Thomas

OPENING ITEMS

Stacey Peterson welcomed at 7:10 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.

DAVID CLARK MOTIONED AND JIM CHASE SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN.
VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, GREGG ANDERSON, BRUCE THORPE

ACTION ITEMS

1. REVIEW AND APPROVE MEETING MINUTES FOR 4/14/2016

JIM CHASE MOTIONED AND DAVID CLARK SECONDED TO APPROVE THE MINUTES FOR 4/14/2016 AS DRAFTED.
VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, GREGG ANDERSON, BRUCE THORPE

2. DECISION ON PROPOSED AMENDMENTS TO PLANNING COMMISSION BY-LAWS

Jim Chase explained he has a question on page 7 number 13 regarding denied motions in the Planning Commission By-Laws and he didn't fully understand what this section means, it talks in circles. Shay Stark stated that Planning Commission is a recommending body and even though the majority vote no for a subdivision as an example, then Planning Commission needs to make a motion to deny approval of that subdivision. A recommendation still needs to go forward, it goes to City Council for a final decision. Mayor Shelley explained that Planning Commission just formalizes the nay vote for it to go forward to City Council. Jim Chase explained he researched into electronic voting and the Planning Commission member would need to be physically present to vote. Jim Chase will edit the wordage on Page 7, #13 and the electronic voting wordage.

STACEY PETERSON MOTIONS AND JIM CHASE SECONDED TO APPROVE THE PROPOSED AMENDMENTS TO THE PLANNING COMMISSION BY-LAWS WITH THE CLARIFICATION OF SECTION 13. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, GREGG ANDERSON, BRUCE THORPE

PLANNING COMMISSION BUSINESS

3. DISCUSSION ON AMENDMENT OF ACCESSORY BUILDING CODES, SECTION 10-12-05

Shay Stark explained Planning Commission needs to address these codes because they are contradicting. He stated Planning Commission needs to address what the definition for an accessory building really is. Shay Stark recommended that Planning Commission really take their time and review these codes and make the necessary amendments. He explained there is a statement in the codes regarding the setbacks which state that accessory buildings shall be set back not less than 12 feet to the rear of the closest rear wall of the main building and not less than 12 feet from the closest side wall of the main building. The accessory buildings which are located 12 feet or closer to the main building are considered part of the main building, but the code just stated that we can't set the accessory building closer than 12 feet to the main building and is contradictory. Shay Stark explained this issue comes up a lot within the city and how do we interpret this? Mr. Stark asked where does this 12 feet come from, is it a fire issue? He asked Seth Waite, Fire Chief to look into this who reviewed all of the National Fire Codes and couldn't find anything. Shay Stark isn't sure where this 12 foot setback comes from and it needs to be looked at and amended if necessary. Stacey Peterson said it looks like we need to define what an accessory building is along with a temporary or permanent structure? Shay Stark explained footings that don't require re-bar do not require a building permit and buildings that have foundations will be required to go through the building permit process. Shay Stark asked Planning Commission members to look over the ordinances and check into other cities ordinances and do a lot of research and bring it forth to the next meeting and ask ourselves what we want to see in the community. Mayor Shelley reminded them to keep in mind personal property issues as well. Jim Chase explained some of the accessory building codes from Santaquin and Salem and how we could apply this to Elk Ridge City. He explained Santaquin City's code states that sheds have to be behind the front of the homes property line. Jim Chase feels the lot coverage for an accessory building should not be more than 25% of the yard area, which is what Santaquin City's code states also. David Clark stated if your

accessory building needs to be connected to utilities it will need to have an inspection. Stacey Peterson explained we need to look into multiple definitions, setbacks, lot requirements, if we would approve a metal structure or not, style of building, what is considered a temporary or permanent structure, separate codes for buildings to house animals, and bring this information forward and combine and discuss the items to refine the codes.

4. DISCUSSION/REVIEW OF THE GENERAL PLAN

Jim Chase explained the General Plan is not well written and needs to be reviewed and remove some of the implementation in the General Plan. Shay Stark feels the city needs some implementation and he thinks it's a good idea to have this in the General Plan. He explained the implementations are basically the same as the objectives. Jim Chase stated there is a lot of redundancy in the General Plan and it needs to be written to the point. Mayor Shelley and Tricia Thomas stated the General Plan is too wordy and how much of it really still applies? Jim Chase stated he found there is no definition in the General Plan for a park and that needs to be defined because there are many types of parks. Mayor Shelley explained the General Plan talks about economic development but it doesn't state how we as a city are going to achieve this. Jim Chase explained Ty Ellis made a comment that the community vision needs to include celestial consideration in keeping the community a dark sky community and free of light pollution which is what residents really want. Mayor Shelley explained that was in the recent survey and will be considered. He also recommended that we need to look into the City Survey results from Ty Ellis and see what the current vision from the city residents will be and help to bring multiple sources together and refine what is already in the General Plan. Mayor Shelley stated maybe sometime in the fall we can have a joint session with City Council and see what has come together at that time and review the General Plan. Shay Stark explained that Planning Commission is in charge of the General Plan it's their document, even though it's not a legislative document it's Planning Commission responsibility to come up with the General Plan.

CITY BUSINESS

5. CITY COUNCIL UPDATE

Mayor Shelley recommended that all Planning Commission members try to attend the City Council meeting tomorrow night on April 29th, 2016. He also explained the test well is starting today or tomorrow, or around the 1st of May and they will be drilling from 7am – 7pm to about 1,000 feet down if possible and if it starts to collapse they will need to drill 24/7.

6. OTHER BUSINESS

Mayor Shelley explained that Cody Black took another job in South Carolina and McKay Lloyd is now the new Public Works director and Jed Mellen also took another job and works for Santaquin City and the city has now hired on two new full time Public works employees. Mayor Shelley explained that he is happy with the decisions that have been made to hire these employees and there will be a learning curve but McKay Lloyd is trying his very best and his integrity is impeccable in Mayor Shelley's opinion.

Mayor Shelley explained that he spoke with Colin Logue and he has had back surgery recently and will have weeks of intensive therapy and recovery so Mayor Shelley proposed to Colin Logue that he be put as the Planning Commission Alternate and proposed that Bruce Thorpe be moved from an alternate to a Planning Commission member. All Planning Commission members present were in agreeance with this and when Bruce is back from vacation we will verify this with Bruce Thorpe and then it will go before City Council for approval.

JIM CHASE MOTIONED AND DAVID CLARK SECONDED TO ADJOURN THE MEETING.

VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, GREGG ANDERSON, BRUCE THORPE

ADJOURNMENT – meeting adjourned at 8:15 pm


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. (48 hour notice)

- Meeting Date - **Thursday, May 12, 2016**
- 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

ACTION ITEMS

1. Review and approve meeting minutes for 4/28/2016 *see attachment*
2. Decision on Final Amendments to the Planning Commission By-Laws *see attachment*
3. Harrison Heights Phase 6 Final Plat Approval *see attachment*
4. Discussion/Decision of Proposed Landscaping Code Amendments, Section 10-12-36 *see attachment*

PLANNING COMMISSION BUSINESS

5. Presentation on the City Survey Results *see attachment*
6. Discussion on Amendment of Proposed Accessory Building Codes, Section 10-12-05, *see attachment*
7. Discussion on Commercial Signage/Design Codes, Section 10-7A *see attachment*
8. Discussion/Review of the General Plan..... *see link on the city website*

CITY BUSINESS

9. City Council Update
10. *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 10th day of May, 2016 and delivered to each member of the Planning Commission on the 10th day of May, 2016.

Planning Commission Coordinator: Brianne Bailey Date: 10th day of May 2016

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ELK RIDGE PLANNING COMMISSION

May 12, 2016

TIME AND PLACE OF MEETING

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

ROLL CALL

Commissioners: Stacey Peterson, Bruce Thorpe, Jim Chase, Paul Crook, Gregg Anderson
Absent: Colin Logue - Alt (recovering/back surgery), Lisa Phillips (son has concert), David Clark (out of town)
Others: Mayor, Hal Shelley
Shay Stark, *City Planner*
Brianne Bailey, *Planning Commission Coordinator*
Public: Garrett Palombo, Tecia Palombo, Dean Ingram

OPENING ITEMS

Stacey Peterson welcomed at 7:05 PM. Opening remarks were said by Stacey Peterson followed by the pledge of allegiance. Stacey Peterson welcomed Bruce Thorpe as a Planning Commission member. Colin Logue has been changed to the Alternate Planning Commission member.

APPROVAL OF AGENDA

There were not any changes to the agenda.

GREGG ANDERSON MOTIONED AND JIM CHASE SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, LISA PHILLIPS, DAVID CLARK

ACTION ITEMS

1. REVIEW AND APPROVE MEETING MINUTES FOR 4/28/2016

No action taken at this time.

2. DECISION ON FINAL AMENDMENTS TO THE PLANNING COMMISSION BY-LAWS

Gregg Anderson was ok with how everything was worded. Bruce Thorpe had a question on Page 5, #7 which states applicants or interested parties should submit written materials by Thursday at noon one week prior to the meeting and the last sentence states that written comments may be brought at the time of the meeting and in his opinion it sounds contradictory. Shay Stark recommended that if the submitted material is brought the night of the Planning Commission meeting it will not be considered for action at that meeting.

BRUCE THORPE MOTIONED AND GREGG ANDERSON SECONDED TO APPROVE THE PLANNING COMMISSION BY-LAWS WITH THE ONE EXCEPTION THAT WRITTEN COMMENTS WILL NOT BE CONSIDERED FOR ACTION AT THAT MEETING. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, LISA PHILLIPS, DAVID CLARK

3. HARRISON HEIGHTS PHASE 6 FINAL PLAT APPROVAL

Shay Stark explained a memo he prepared for this development and explained that everything meets code and construction standards and looking at a final plat it's more of an engineering perspective. He stated that he ran into one issue that was in regards to the cul-de-sac description for Harrison Heights Phase 6. Currently the cul-de-sac is about 500 feet from the center to the perpendicular road. Shay Stark stated the description of the cul-de-sac codes are contradicting because one code states the maximum 1000 feet and one codes states the maximum is 500 feet and if approved, Planning Commission will need to have an exception of up to 500 feet and that way we are covered by the strictest standard we have as code. Stacey Peterson asked what the difference is between the longer or shorter distance in the lengths of the cul-de-sac. Shay Stark replied if there was an emergency that it helps to get everyone out and to safety and get the emergency vehicles in and emergency response teams will want to preserve lives first before proceeding forward with the emergency. He explained initially the idea of 400 feet is the same as the length of fire hose so he isn't sure if that's where the 500 feet comes from on the exception for the cul-de-sac. Shay Stark explained that everything complies so far. He explained the well drilling is looking good, that they are sitting on gravel and are confident they will hit water. He also explained the Cloward well is a protected well which means you can't use or store chemicals nearby, so we will need to look into a protection zone and what the limits are for the Harrison Heights Phase 6 development. Shay Stark explained the sewer lines may need couplings on each end of the sewer to help with the protection zone. He feels confident we can approve Harrison Heights Phase 6 as it is and calculate the zone of the sewer. Jim Chase asked what the slope is on the cul-de-sac. Shay Stark replied the slope is at 5% going into the cul-de-sac. Dean Ingram explained it sits really nice and looks great.

GREGG ANDERSON MOTIONED AND JIM CHASE SECONDED TO APPROVE HARRISON HEIGHTS PHASE 6 WITH THE 500 FOOT EXCEPTION FOR THE CUL-DE-SAC. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, LISA PHILLIPS, DAVID CLARK

4. DISCUSSION/DECISION OF PROPOSED LANDSCAPING CODE AMENDMENTS, SECTION 10-12-36

Shay Stark explained they are looking at a one year period to put in the landscaping for the single family dwellings and they will be required to pay a deposit that will be held for 3 years and it will be forfeit if the landscaping is not completed within that period of time. Bruce Thorpe explained he wasn't at the last meeting and wanted to know what caused the changes in the Landscaping Codes. Mayor Shelley explained the city can't force people to do all of these requirements and these new amendments to the landscaping codes would give residents a broader opportunity and time frame with options on their own terms. Mayor Shelley would like to see people be equal to the home they are in with their yards. Dean Ingram stated everyone is different and wants to do what they want and have options. He explained until the home is built landscaping designs change. Mayor Shelley explained it works better to landscape yard once home is already built because for some people reading grading lines on blue prints are hard to read and very few are able to landscape until the home is built and they can see it. Dean Ingram explained once the deposit is set the homeowner can do the landscaping or he can hire landscapers to do it. Mr. Ingram feels this will help with the code enforcement side of things so the city will not be so negative to the homeowners. Stacey Peterson asked will this incur more administration costs. Mayor Shelley explained that is definitely an issue that needs to be addressed. Shay Stark explained the deposit amount will be \$2,500 and he feels that this is a good amount and pretty fair for landscaping. Stacey Peterson asked if the homeowners have to wait the 1 year to get the deposit refund back if the landscaping is completed within that year. Mayor Shelley explained the landscaping deposit will be refunded fairly quick depending upon completion of the landscaping and inspection. Shay Stark stated the multi-family side of things will be a little bit different and doesn't think that you can require a bond on private improvements, the laws have changed that cities can no longer require those improvements. He isn't sure if private streets will be held responsible or not or if the city codes will apply to them. He is waiting to hear back from David Church the city attorney if this is true or not or if they will need to follow city landscaping codes. Shay Stark explained during a multi-family dwelling they will need to tear up the lawn to move to the second dwelling which is not necessary, so he is suggesting that we give multi-family homes 1 year to complete with a bond. He is hopeful that David Church will get back to him and say that everything is ok, but if not another option will be to wait until the last unit is completed in a multi-unit dwelling before issuing the Certificate of Occupancy, which is similar to the single family homes. Jim Chase explained as he was reading into these amendments it reads there is a cash bond of 125%. Shay Stark stated that will need to be looked into if we can allow a bond or not but with multi-unit developments we would have a development agreement as part of the preliminary approval and make sure all of the specific options and amenities are clearly stated. Dean Ingram recommended that we have CCR's in the development agreement. Shay Stark's recommendation is to move this forward with approval to City Council with the exception to utilize the bond on the multi-family dwellings or commercial dwellings upon David Church's approval and make revisions removing the requirement of the Certificate of Occupancy with the first unit and by the time the public hearing is held he is hopeful there will be answers from David Church regarding the bonds. Bruce Thorpe stated that Paragraph E, Section G. on street trees may need to have some clarification on the effective date of these proposed amendments. Shay Stark explained once all of this is approved there will be an effective date that the Mayor will sign after City Council approves it and the effective date will be the City Council approval date or 20 days after the City Council Approval date. Jim Chase explained the effective dates will most likely be new going forward and the past codes are grandfathered in. He also explained he wasn't sure about these amendments at first but now he likes the flexibility with the revised codes and likes what it has turned out to be and the options homeowners will have. Dean Ingram stated he feels this covers all the bases and that it's a win win. He thinks the Planning Commission body we have right now is doing a great job.

GREGG ANDERSON MOTIONED AND STACEY PETERSON SECONDED TO APPROVE THESE AMENDMENTS AND SEND THIS TO CITY COUNCIL BASED ON UTILIZING THE BOND FOR MULTIPLE DWELLINGS AND REMOVE THE WORDING LANDSCAPING BY THE 1ST UNIT FOR MULTIPLE DWELLINGS, WITH THE ADDITION OF REMOVING ITEM D4 AND PART OF #2, WHICH REMOVES STATEMENTS TO WEATHER RELATED DELAYS.
VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, LISA PHILLIPS, DAVID CLARK

PLANNING COMMISSION BUSINESS

5. PRESENTATION ON THE CITY SURVEY RESULTS

No discussion at this time. Waiting for the city survey results, they are not completed yet.

6. DISCUSSION ON AMENDMENT OF PROPOSED ACCESSORY BUILDING CODES, SECTION 10-12-05

Jim Chase provided documents on other cities and the codes they use and likes the idea of portable sheds. Mayor Shelley asked if the setbacks were addressed. Jim Chase replied yes and that is all explained in Section D, the homeowners can't have any Accessory Building before the front wall plane of the home. He also explained the Accessory Building may not cover 25% of the side and rear yard and not more than 10% of the total lot area. Garret Palombo, public comment, stated the current code now is 16,000 sq. ft. to 17,000 sq. ft. to all of the back yard, which is very small because they have a big back yard and were wondering what these new codes would cover. (Clarification on this comment may need to be made, this is what the recording states) Shay Stark explained the amendments will basically double the current size but the accessory building still can't cover more than 25% of the side and rear yard. Bruce Thorpe asked if this covers car ports, and are they considered a building or not. Shay Stark explained this language will need to be clarified and he explained the way these amendments read if the structure is detached it is considered an accessory building and if it's attached to the house it will need to follow all of the current codes. He also explained if you put in a car port or structure that has 4 poles with concrete in the ground then no building permit is required, if the structure requires footings then it needs a building permit which requires inspections and any power being ran to that structure will need inspections as well. Shay Stark explained we will need to have a form filled out if power is being run to the accessory building so we will have documentation on that. He explained we will need to look into this further and see if there is any other language on self-standing carports or roof only structures. Jim Chase explained we need to make sure the square footage is limited to the structure as well. Bruce Thorpe mentioned he would look into this and see what information he can come up with on defining the language of car ports. Shay Stark explained we need to clarify the language on car ports regarding the 25% coverage of the side yard and the rear yard, and make sure we have the setback minimums covered and clarified in these amendments regarding the structure.

7. DISCUSSION ON COMMERCIAL SIGNAGE/DESIGN CODES, SECTION 10-7A

Jim Chase discussed the documents he prepared, he looked into other cities and what their commercial design standards are as a starting point. Shay Stark feels this is a great start to what we want this community to look like. Jim Chase would really like to see people come to Elk Ridge because of the atmosphere and asked what type of commercial atmosphere we want for Elk Ridge that would draw in commercial benefits. Mayor Shelley explained that every time there is a budget talk or meeting almost exclusively the talk is about what the city needs to cut. He asked will commercial development impact residents moving or living here which is a big factor in this. Mayor Shelley explained he had a resident come up to him the other night that was sure commercial development would not make it here at all. He loves the bedroom community feel to Elk Ridge and just wants to make sure this is the right decision. He explained if residents don't want commercial then they will need to pay higher taxes and a lot of residents are ok with that but we are waiting on the survey results to find out for sure. Bruce Thorpe stated we really need to make a decision on if we really want a bedroom community or not and is fascinated to see what the city survey results will show. Mayor Shelley really wants to see as many residents as possible come to the Truth in Taxation meeting to discuss a tax rate increase and see those against it and for it but the reality of it is that most who come to the Truth in Taxation meeting are opposed to it and the tax increase gets cut. Stacey Peterson and Mayor Shelley asked all Planning Commission members to review these codes and really take the time to look into all the options and do the research. Jim Chase feels it might help to compare the 2007 City Survey with the current 2016 City Survey and see where we are at now with what the residents want in the community. Mayor Shelley explained Ty Ellis is working hard to get the survey results together.

8. DISCUSSION/REVIEW OF THE GENERAL PLAN

No discussion at this time. Waiting for the city survey results.

CITY BUSINESS

9. CITY COUNCIL UPDATE


Mayor Shelley explained the Elk Ridge City Celebration will be on June 24th and June 25th this year.

10. OTHER BUSINESS

Mayor Shelley explained at the last Planning Commission meeting only about one committee member spoke up and he asked them this time going forward to please speak up and help with research and participation and he feels this was a very well run meeting and we need to continue this. He feels that Dean Ingram's comment on this being a great Planning Commission body was right and he is very pleased. Shay Stark said one more item he would like to bring up is that Parkside Cove asked about lighting on the trail because it's basically a senior community and the developers are for this and want to line the trails with them. He explained we need to look into this more and use the down facing lights that will not affect the dark sky community that homeowners are wanting. Shay Stark feels we need further discussion and clarification with this issue.

**JIM CHASE MOTIONED AND GREGG ANDERSON SECONDED TO ADJOURN THE MEETING.
VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, LISA PHILLIPS, DAVID CLARK**

ADJOURNMENT – meeting adjourned at 9:15 pm



Laura Oliver, Planning Commission Coordinator
Transcribed by Brianne Bailey

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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. (48 hour notice)

- Meeting Date - **Thursday, May 26, 2016**
- 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

ACTION ITEMS

- ✓ 1. Review and approve meeting minutes for 4/28/2016see attachment
- ✓ 2. Parkside Cove Phase 2 Final Plat Approvalsee attachment

CITY BUSINESS

- ✓ 3. City Council Update
- ✓ 4. 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 23rd day of May, 2016 and delivered to each member of the Planning Commission on the 23rd day of May, 2016.

Planning Commission Coordinator: Brianne Bailey Date: 23rd day of May 2016

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ELK RIDGE PLANNING COMMISSION

May 26, 2016

TIME AND PLACE OF MEETING

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

ROLL CALL

Commissioners: Stacey Peterson, David Clark, Paul Crook, Bruce Thorpe, Gregg Anderson
Absent: Colin Logue - Alt (recovering/back surgery), Jim Chase (out of town), Lisa Phillips (family emergency)
Others: Mayor, Hal Shelley
Shay Stark, *City Planner*
Brienne Bailey, *Planning Commission Coordinator*
Public: Sam Drown

OPENING ITEMS

Stacey Peterson welcomed at 7:05 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.

GREGG ANDERSON MOTIONS AND PAUL CROOK SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, JIM CHASE, LISA PHILLIPS

ACTION ITEMS

1. REVIEW AND APPROVE MEETING MINUTES FOR 4/28/2016

PAUL CROOK MOTIONS AND DAVID CLARK SECONDED TO APPROVE THE MINUTES FOR 4/28/2016. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, JIM CHASE, LISA PHILLIPS

2. PARKSIDE COVE PHASE 2 FINAL PLAT APPROVAL

Shay Stark projected the final plans for Parkside Cove Phase 2 and discussed what was reviewed in the previous TRC meeting and the concerns for drainage in the homes in certain sections of the development, especially lots 22 and 23. Shay Stark explained he feels really good at how the plans are laid out and feels everything will work well with drainage. Mr. Stark also explained the changes made on the plat map from the TRC meeting to this meeting which are very minor and will not affect the overall layout of the design. He also explained the drainage on lot 20 and 21 are steeper and will most likely have a retaining wall. Shay Stark explained the Developer, Castle Creek Homes, will have Atlas Engineering put together the site plans for each one of the units, and look at the relationship between each of the units as well. Bruce Thorpe asked what the difference in elevation between each line on the plat map is. Shay Stark explained it is about 1 foot, and typically it's not allowed to have a greater than a 2 to 1 slope. David Clark had a question from page 3 of the final plans in regards to berms. Shay Stark stated that is standard language within most plans. He also stated the best way to handle berms are raised flower beds usually which help to keep run off water from going onto the neighbor's lawn. Mr. Stark stated it would be a good idea for the developer to walk around with the homeowner on their property and explain the site plan and drainage features with them so they know how to landscape the yards. Sam Drown, Castle Creek Homes, explained he is the developer and the builder and they are not going to sell off lots and homeowners aren't doing landscaping. The civil guy they work with will be doing the site plans on the buildings, so all the way through the process it's basically himself controlling the development even through the landscaping process before a Certificate of Occupancy is issued and it gets turned over to the HOA. The HOA will be doing the landscaping even after the project is complete. Shay Stark explained the design meets the code.

DAVID CLARK MOTIONS AND GREGG ANDERSON SECONDED TO APPROVE PARKSIDE COVE PHASE 2 FINAL PLAT APPROVAL. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, JIM CHASE, LISA PHILLIPS

CITY BUSINESS

3. CITY COUNCIL UPDATE

Mayor Shelley explained that Ty Ellis, City Councilman, is working on putting together the city survey results which is already over 100 pages long at this point. Mayor Shelley explained the majority of residents were unhappy with the General Plan. Shay Stark explained he feels the residents don't understand the General Plan well. He explained there is a section in the General Plan on Economic development but the city residents are very against it, so the city is trying it's very best to follow the General Plan. Shay Stark explained there is a lot of growth and we are seeing in the newest homes being built there is a different demographic coming into town verses the demographics of residents in the Salem Hills Subdivisions verses the demographics of residents on the hill on the west side of Elk Ridge, so there are 3 different groups of residents with 3 very different ideas. Mayor Shelley explained over 200 + responded to the City Survey. Stacey Peterson asked can the presentation be made available to the Planning Commissioners. Mayor Shelley asked Brienne Bailey to follow up on this and see if there is a simplified version that can be looked at now. Bruce Thorpe asked if the City Survey results will be available online. Mayor Shelley stated yes once it's complete. David Clark explained he couldn't find the city budget online. Mayor Shelley explained it's on the city website and is still a tentative budget not finalized yet. He explained the Truth in Taxation meeting will be held in August this year.

67 4. OTHER BUSINESS

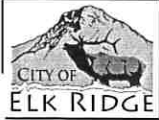
68 Shay Stark handed out a memo of the city's cul-de-sac codes to review with the Planning Commission members. His suggestion is that all the
69 cul-de-sac codes should be put into one section of the codes, under the subdivision section. Mr. Stark explained the codes need to be simplified
70 because they are very contradictory. He stated he will create a memo for this to be put as an item on the next Planning Commission meeting
71 but would like the Planning Commission members to review these codes for discussion next time.

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73 STACEY PETERSON MOTIONED AND DAVID CLARK SECONDED TO ADJOURN THE MEETING.

74 VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, JIM CHASE, LISA PHILLIPS
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76 ADJOURNMENT – meeting adjourned at 7:57 pm
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80 Laura Oliver, Planning Commission Coordinator
81 Transcribed by Brianne Bailey



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. (48 hour notice)

- Meeting Date - **Thursday, June 9, 2016**
- 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

ACTION ITEMS

1. Review and approve meeting minutes for 5/26/2016*see attachment*
2. Approval of Proposed Conditional Use Permit, Accessory Basement Apartment.....*see attachment*

PLANNING COMMISSION BUSINESS

3. Discussion on Proposed Amendments, Accessory Building Codes 10-12-05*see attachment*
4. Discussion on Cul-de-sac Codes, Section 10.....*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, the 6th day of June, 2016 and delivered to each member of the Planning Commission on the 6th day of June, 2016.

Planning Commission Coordinator: Brianne Bailey Date: 6th day of June 2016

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ELK RIDGE PLANNING COMMISSION

June 9, 2016

TIME AND PLACE OF MEETING

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

ROLL CALL

Commissioners: Stacey Peterson, David Clark, Jim Chase, Paul Crook, Lisa Phillips, Gregg Anderson
Absent: Colin Logue - Alt (recovering/back surgery), Bruce Thorpe (Stacey Peterson, Chair - dismissed Bruce Thorpe because we had enough Planning Commissioners in attendance - doesn't go against his attendance)
Others: Shay Stark, *City Planner*
Brienne Bailey, *Planning Commission Coordinator*
Public: Dallan Olson, Angelia Olson, Garrett Palombo, Tecia Palombo, Emilie Nielson, Gerry Whiting, Rosetta Whiting, Charles Martin, Annette Martin, Jessica Barrett, Kathryn Wilkinson

OPENING ITEMS

Stacey Peterson welcomed at 7:00 PM. Opening remarks were said by Gregg Anderson followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were changes to the Agenda.

JIM CHASE MOTIONS AND GREGG ANDERSON SECONDED TO REMOVE MINUTES AS ACTION NUMBER 1 ON THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) COLIN LOGUE, BRUCE THORPE

ACTION ITEMS

1. REVIEW AND APPROVE MEETING MINUTES FOR 4/28/2016

No action taken at this time.

2. APPROVAL OF PROPOSED CONDITIONAL USE PERMIT, ACCESSORY BASEMENT APARTMENT

Shay Stark projected an overhead view of 1219 Christley Lane showing the proposed accessory basement apartment. He explained the main access to the apartment would be in the back of the home which has a walk-out basement. He also stated there are not many issues with this from the staff review except making sure we have the correct number of parking spaces and what is labeled RV Pad will need to be clarified on the Plan Sheet. Shay Stark stated the bigger item to address is how people are going to get from the parking to the front door of the basement apartment and making sure the walk way to the entrance is paved or a hard surface. He explained this is a public safety issue and if there is an emergency and an ambulance is called out they will need a clear route and access to the apartment. Shay Stark's recommendation is that the conditional use permit can be approved contingent upon the sidewalk and parking will be required to be shown on the site plan before a certificate of occupancy can be issued.

Stacey Peterson opened Public Comment

Dallan Olson has concerns with the rentals in general. He explained there are 5 rentals on their street and parking in the winter became an issue, and yard maintenance becomes an issue.

Stacey Peterson explained the homeowners will be living in the home on the first floor, so yard maintenance should not be an issue and there is plenty of parking.

Shay Stark explained in order for a conditional use permit for an accessory basement apartment to be approved the homeowner has to occupy the residence. He also stated the homeowners are issued a letter to comply with drainage swells and there are arrows on the plan sheet the applicant's provided that clearly state the drainage of the property.

Angelia Olsen explained they built in the area they did because they thought it would be a single family dwelling neighborhood, she is not for rentals and feels that we need stricter codes on this issue.

Kathryn Wilkinson feels the same about the single family homes only and doesn't like the idea of having too many cars.

Shay Stark explained state law will not allow the city to be stricter than what the state law says and state law will not allow us to put a limitation on the number of people who live in a home.

Jessica Barret was there to see if it was approved as long as it met code.

Charles Martin who is the homeowner explained he understands everyone's concerns and he has built before and been on committee's like this and they looked into everything and have been following procedure. He said one of their main concerns was parking and they don't want street parking as well so there will be plenty of room for parking. Mr. Martin explained he was not aware of the sidewalk leading from the parking to the front door of the basement apartment but they will correct that and it will be on the site plan.

Stacey Peterson closed Public Comment

GREGG ANDERSON MOTIONS AND JIM CHASE SECONDED TO APPROVE THE CONDITIONAL USE PERMIT, FOR THE ACCESSORY BASEMENT APARTMENT CONTINGENT UPON THE PARKING AND THE SIDEWALK BEING ON THE SITE PLAN. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) COLIN LOGUE, BRUCE THORPE

PLANNING COMMISSION BUSINESS

3. DISCUSSION ON PROPOSED AMENDMENTS, ACCESSORY BUILDING CODES 10-12-05

Shay Stark explained the proposed amendments to the Accessory Building codes and explained it gives homeowners more flexibility and relatively easy to administer. Jim Chase explained on section A2 Accessory structures "at grade patios" needs to be stricken out. He also explained section G2 which is on portable accessory buildings, and gave a scenario if he wanted to run power to that kind of a building would he need a permit for that. David Clark said he doesn't think it would need a building permit. Shay Stark explained that we will need to check into the international building codes and see if it needs inspections or not and research into that a little further. Jim Chase explained these proposed codes do not talk about solar panels and that may need to be addressed also. He also explained he will amend the changes and bring a finalized copy to the office for a Public Hearing next time to approve the proposed amendments to the Accessory Building Codes. All Planning Commissioners were in agreeance with the proposed changes.

4. DISCUSSION ON CUL-DE-SAC CODES, SECTION 10

Shay Stark asked the Planning Commissioners if they had a chance to review the memo he created in regards to the proposed amendments to the cul-de-sac codes. All Planning Commissioners did have a chance to review the memo and were in agreeance with the proposed changes and stated this will move forward to a Public Hearing next meeting for approval of the proposed amendments to the Cul-de-sac codes.

CITY BUSINESS

5. CITY COUNCIL UPDATE

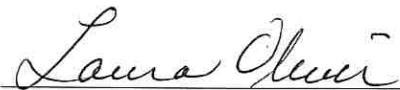
None at this time.

6. OTHER BUSINESS

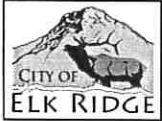
Brianne Bailey reminded the Planning Commissioners the meeting being held to discuss the current water/well situation will be held at 8:00 pm tonight.

**JIM CHASE MOTIONED AND DAVID CLARK SECONDED TO ADJOURN THE MEETING.
VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) COLIN LOGUE, BRUCE THORPE**

ADJOURNMENT – meeting adjourned at 7:33 pm



Laura Oliver, Planning Commission Coordinator
Transcribed by Brianne Bailey



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, June 23, 2016**
- 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, 22 June 2016 and delivered to each member of the Planning Commission on 22 June 2016.

Planning Commission Coordinator: _____

Brianna Bailey

Date: 22 June 2016





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 will hold a regularly scheduled meeting at the date, time, and place listed below. Handicap access is available upon request. (48 hour notice)

- Meeting Date - **Thursday, August 25, 2016**
- 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

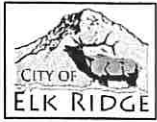
The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, the 25th day of August, 2016 and delivered to each member of the Planning Commission on the 25th day of August, 2016.

Planning Commission Coordinator: *Laura C. Oliver* Date: 25th day of August 2016

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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 HEARING AND 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 14th, 2016**
- Meeting Time - **Commission Meeting – 7:00 pm**
- Meeting Place - **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 Amendments to the Accessory Building Codes, Section 10-12-05.....*see attachment*
2. Proposed Amendments to the Cul-de-Sac Codes, Section 10-15-C*see attachment*
3. Harrison Heights Preliminary Plat Amendment*see attachment*

ACTION ITEMS

4. Discussion/Decision for Harrison Heights Phase 9 Final Plat Approval.....*see attachment*
5. Approval of Proposed Conditional Use Permit, Hobby Animals (2 Pygmy Goats).....*see attachment*
6. Review and approve meeting minutes for 5/12/2016.....*see attachment*
7. Review and approve meeting minutes for 5/26/2016.....*see attachment*
8. Review and approve meeting minutes for 6/9/2016.....*see attachment*

OTHER BUSINESS

9. Discussion Section 10, Article E, PUD Overlay Zone.....*see attachment*
10. Discussion Section 10, Article D, Senior Housing Overlay Zone Review.....*see attachment*
11. Discussion on Commercial Signage/Design Code.....*see attachment*

CITY BUSINESS

12. City Council Update
13. *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 11th day of July, 2016 and delivered to each member of the Planning Commission on the 11th day of July, 2016.

Planning Commission Coordinator: Brianna Bailey Date: 11th day of July 2016

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ELK RIDGE PLANNING COMMISSION

July 14, 2016

TIME AND PLACE OF MEETING

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

ROLL CALL

Commissioners: Stacey Petersen, David Clark, Jim Chase, Lisa Phillips, Bruce Thorpe, Paul Crook

Absent: Colin Logue (Alternate), Gregg Anderson

Others: Shay Stark, City Planner

Brianne Bailey, Planning Commission Coordinator

Royce Swenson, Recorder

Public: JT Webster, Debbie Styles, Katherine Gerber, Ricardo Diaz, Millie Diaz, Dean Ingram, Janet Johnson, Ben Carbone, Darlene Carbone.

OPENING ITEMS

David Clark welcomed at 7:00 PM. Opening remarks were said by David Clark followed by the pledge of allegiance.

JIM CHASE MOTIONED AND DAVID CLARK SECONDED APPROVAL OF AGENDA WITH CHANGES. NO ACTION ITEMS ON #3 AND #4, DISCUSSION ONLY: YES - ALL (6), NO - NONE, ABSENT - (2) COLIN LOGUE, GREGG ANDERSON. WE HAVE NOT RECEIVED THE REVISION OF #3 AND #4.

PUBLIC HEARING AND ACTION

1. PROPOSED AMENDMENTS TO THE ACCESSORY BLDG CODES, SECTION 10-12-05

Shay Stark, The Planning Commission has discussed this a few times before and Shay Stark feels this has come together well. The proposed amendments provide fair use of property and gives the city better clarity on what is required and how to determine what is required for these accessory structures. Questions sent into AJ Smith, building inspector for the city, have not come back to Shay Stark yet regarding solar panels. Do solar panels need a permit on an accessory building? Shay Stark recommended the Planning Commission add wording referencing current electrical code - **Inspection for permitting accessory structures will be required based upon current building codes as well as electrical codes.**

Discussion ensued regarding International building codes.

Bruce Thorpe - Asked for clarification on Accessory Building Code 10-12-05: section H- Are the applicable setbacks referring to those also found in section E?

Shay Stark - Section H refers back to 10-12-33. The idea was a roof only structure that was less than 700 sq. ft., didn't require a conditional use permit. A roof only structure greater than 700 sq. ft. would require a conditional use permit. The roof only structures over 700 sq. ft. would require footings and would require a building permit also. The Planning Commission would want to make sure that this is being looked at that early and letting the people know that they would need a building permit.

Discussion ensued regarding applicable set backs

Shay Stark - Recommends amending the Accessory Building Code 10-12-05 **Roof only building greater than 700 sq. ft. shall conform to the setbacks found in the applicable zones where it will be located.**

STACEY PETERSEN OPENED THE MEETING FOR PUBLIC COMMENT.

No public comment at this time open.

BRUCE THORPE MOTIONS TO ACCEPT THIS WITH THE 2 EXCEPTIONS - SOLAR PANELS: INSPECTION FOR PERMITTING ACCESSORY STRUCTURES WILL BE REQUIRED BASED UPON CURRENT BUILDING CODES AS WELL AS ELECTRICAL CODES. ACCESSORY BUILDING CODES: ROOF ONLY BUILDING GREATER THAN 700 SQ. FT. SHALL CONFORM TO THE SETBACKS FOUND IN THE APPLICABLE ZONES WHERE IT WILL BE LOCATED JIM CHASE SECONDS THE MOTION. VOTE: YES ALL (6), NO-NONE, ABSENT – (2) COLIN LOGUE, GREGG ANDERSON.

2. PROPOSED AMENDMENT TO CUL-DE-SAC CODES 10-15-C

Shay Stark - Reviewed the memo he prepared. The proposed amendment would be to insert language regarding cul-de-sac length in a section of the code that applies to all zones and remove the other conflicting requirements in the three zones mentioned in the code which are: Hillside Residential Zone 10-9A-13-9, Hillside Cluster Overlay 10-11C-7-12 and Planned Mountain Home Developments Sections 10-11F-7-12. All of the cul-de-sac code **10-15-C** requirements will be moved to one section. Proposed ordinance No. 16-2. Shay Stark, also reviewed a handout on the proposed ordinances on No. 16-2. In PUD and Senior Housing overlays the length and extension of cul-de-sacs cannot be extended.

Proposed amendments to Cul-de-sacs:

- (1) Section 1 - All cul-de-sacs shall conform to the Elk Ridge Development Code subsection 10-15-C-5 of this title, Cul-De-Sacs.
- (2) Section 2 - All cul-de-sacs shall conform to the Elk Ridge Development Code subsection 10-15-C-5 of this title, Cul-De-Sacs.
- (3) Section 3 - To the maximum extent possible, the design of the road/travel way system shall provide for continuous circulation throughout the project. Cul-de-sacs (dead end roads) shall be allowed only where unusual conditions exist which make other designs undesirable.
- (4) The addition of Section 5 of the cul-de-sac requirements –

Section 5 Paragraph A. Use of Cul-de-sacs: The design of the road system shall provide for continuous circulation throughout the project. Cul-de-sacs and temporary dead end roads stubbed for future development must have approval by the planning commission and are only allowed where unusual conditions exist which make other designs undesirable.

Section 5 Paragraph B. Cul-de-sacs Length: The maximum length of a cul-de-sac shall be 500 feet as measured from the nearest right-of-way line of the adjacent street to the center point of the turn-around with more than 16 dwelling units

The planning Commission may grant an exception up to the maximum length of 800 feet in single family dwelling developments where the configuration or topography of the land reasonably limits the ability to provide a second access point to the local street system. The number of dwelling units may not be increased from the maximum 16 dwelling units when the increased length exception is granted. The Planning Commission may grant an exception to the maximum number of dwelling units accessing the cul-de-sac in multifamily dwelling developments to 24 units along the 500 foot maximum length in no case shall the Planning Commission grant a combined exception expanding the maximum

Jim Chase – Inquired if Paragraph B, should say “no more 16”.

Shay Stark – Confirmed that Paragraph B should say no more than 16 units accessing the cul-de-sac.

Paragraph C. Cul-De-Sac Turnaround Diameter: Each cul-de-sac shall be terminated with a turnaround or loop road of not less than 120 feet in diameter at the property line. The City Engineer may require an increased diameter if design conditions necessitate increased diameter in order for large vehicles and emergency

equipment to negotiate the turnaround. In no case shall an exception be granted for a turnaround smaller than 120 foot minimum diameter.

Paragraph D. Pedestrian Access: A; Cul-de-sacs shall provide pedestrian connectivity to open space areas, public facilities, trails or adjacent subdivisions. That was just moved from one of the previous descriptions in cul-de-sacs.

Shay Stark wanted to make clear that the cities interest is in having a continuous circulation through the city.

Those are the amendments being proposed.

STACEY PETERSEN OPENED THE MEETING FOR PUBLIC COMMENT

No public comment at this time public hearing closed.

JIM CHASE MOTIONS TO APPROVE THE AMENDMENTS WITH EXCEPTIONS - ADDING THE WORD "NO" IN PARAGRAPH B, TURN-AROUND WITH NO MORE THAN 16 DWELLINGS AND AT THE END OF PARAGRAPH B ADD THE WORDS "LENGTH AND MAXIMUM NUMBER OF DWELLING UNITS. DAVID CLARK SECONDS YES ALL (6), NO- NONE, ABSENT - (2) COLIN LOGUE, GREGG ANDERSON.

3. HARRISON HEIGHTS PRELIMINARY PLAT APPROVAL (NO ACTION).

Shay Stark - Reviewed the memo he prepared. At the time this was approved 4 acres was going to house a church but the church will no longer be added in.

No action was taken at this time. We are still waiting for revisions.

STACEY PETERSEN OPENED THE MEETING FOR PUBLIC COMMENT

No public comments at this time, public hearing closed.

Jim Chase - Asked about the frontage on some of the lot and zoning.

Shay Stark - Explained the Planning Commission has not received the final plans since the TRC and the question on frontages and zoning can be answered when the Planning Commission has the final plans.

Dean Ingram - Explained the grades may need to be adjusted and roads shifted. Dean Ingram discussed the roads and grade changes. The house located in the area is propane which will be changed to natural gas and upgrade the lot and home to fit with the new subdivision.

David Clark - Asked why the LDS church was not going in.

Dean Ingram - Stated all churches within 20 miles have to be at 100% capacity before a new church is added. If a new ward building is built in the future it will most likely go across the street, which is Salem, but still in the same stake.

STACEY PETERSEN OPENED THE MEETING FOR PUBLIC COMMENT

No comment or action at this time

4. DISCUSSION/DECISION FOR HARRISON HEIGHTS PHASE 9 FINAL PLAT APPROVAL

No action or discussion at this time as was approved before the meeting. We are still waiting to for revisions.

5. APPROVAL OF CONDITIONAL USE PERMIT HOBBY ANIMALS (PYGMY GOATS).

Shay Stark - Went over the information on he provided to the Planning Commission on pygmy goats. Shay Stark gave the Planning Commission 15 pages about pygmy goats so that the Planning Commission could understand the sections of code that apply to pygmy goats and to get a feel for what pygmy goats are. Pygmy goats are small, communal animals. The application is for 2 pygmy goats. The section of code and definition pygmy goats would apply to are Hobby Animal 10-2-2 and 10-18-5. Under the R-1-15,000 zone Hobby Animals are a conditional use permit. The code doesn't say specifically goats or pygmy goats. Hobby Animal code mentions "like animals". Shay explained the Planning Commission is setting a precedence because nothing has come before the Planning Commission with pygmy goats before. The Planning Commission hasn't approved a conditional use for animals not already mentioned in the code. If the Planning Commission moves forward and the conditional use is approved, the Planning Commission needs to make sure that the Planning Commission is clear on the justification for approving the conditional use permit in order to apply conditional use permits fairly across the board.

The closest hobby animal stated in the code to a pygmy goat is a miniature horse. A livestock management plan will need to be provided by the applicant. The Planning Commission received a livestock management plan from the applicant which generally shows where the pen and shelter will be located. A livestock management plan is a little more detailed then what was presented by the applicant but will work for the drawing portion of the livestock management plan.

The Planning Commission will also have to make sure that the shelter meets the setback requirements as far as the fencing. Code Section #3a-f says that the area that the pygmy goats are kept in needs to be closer to the animal owners homes than the other neighboring homes.

Stacey Petersen- Asked what is the difference with having too many rabbits, cats etc.

Shay Stark - The number of animals is a serious issue. One solution is to grant a condition use for 2 pygmy goats, but the animals need to both be females.

Stacey Petersen- If the pygmy goats are not gone after the first 5 months then the pygmy goats can be reported and the conditional use permit can be come void because the animal owners have not kept to the conditions of the permit.

David Clark - Asked for clarification as to why they are discussing a conditional permit after the fact and how long Janet Johnson has had the goats.

Janet Johnson - The pygmy goats were at Janet Johnson's home for about a week or 2 and then she was asked to remove them. There are 2 female pygmy goats. Janet Johnson's sister moved and Janet took the goats. Janet knew she needed to get the permit. She called 2 weeks prior to talk to someone at the city office. Janet did not get the feeling that it was going to be a big thing.

David Clark - Asked Mr. Diaz about the nuisance smell and noise.

Richard Diaz- Stated the females are pregnant. He is upset about the smell, flies and noise.

Shay Stark - Explained that Janet Johnson had applied for a conditional use permit a couple of weeks ago and the city started to process the permit and that Shay Stark was the one that looked at it, flagged it and informed the city that Janet Johnson was not the owner of the property. The Planning Commission needs to have the owners of the property turn in the conditional use permit from a legal perspective. The city and Janet Johnson have been trying to work through this process for a while. Mrs. Johnson rents the home where she lives and has been in contact with the original homeowners who live in Florida.

David Clark and Bruce Thorpe - Asked is Janet Johnson was breeding for profit.

Janet Johnson- Wants to breed the pygmy goats and then the pygmy goats are gone in 8 weeks.

David Clark - Asked the corral is 3650 sq. ft.

Janet Johnson - It has been changed to 40"x 30" roughly.

Shay Stark - Asked if a member of the Planning Commissioner wanted to look at the property after meeting.

David Clark expressed interest.

STACEY PETERSEN OPENED PUBLIC COMMENTS

Catherine Gerber - Feels Mrs. Johnson is a kind and nice person, and teaches grandkids to love animals. She wants the Planning Commission to approve the permit.

Richard Diaz - He has a farm with pigs, cows, and goats which is not located in Elk Ridge City else. He follows the city code and respects his neighbors and loves his city.

Millie Diaz - When her dogs are noisy she puts them inside and doesn't want to annoy neighbors. She respects her neighbors and puts her animals inside. She prefers trying to be considerate.

Janet Johnson- Commented on how Millie Diaz animals are always barking or cats on her property, how Millie Diaz chickens smell. Janet Johnson had never complained.

Stacey Petersen - asked if Millie had permit for her chickens, Millie said yes-back in 2013. Stacey also asked Janet Johnson if the pygmy goats were noisy

Janet Johnson - The goats were noisy when they first arrived but they had since quieted down.

Bruce Thorpe - Asked Mrs. Johnson if she was going to breed.

Janet Johnson - She just wants the pygmy goats for her grandchildren. But also added that yes she would like to breed them when asked again. Mrs. Johnson's lease is up at the end of the month. If the conditional permit is not approved she will move.

Mr. Diaz - Wants the code enforcer sent. If the enforcement officer is ok with everything then goats should be allowed.

Mrs. Johnson - The fence can be moved and adjusted as needed if approved. She doesn't anticipate being here more than one year.

Shay Stark - Asked Planning Commission member, David Clark, if he wants to go look at it. Shay Stark reiterated that if the Planning Commission feels like this fits under conditional use, the Planning Commission needs to be able to apply it fairly in the future.

Planning Commissioner's held discussion with Mrs. Johnson.

More info needed from Boyd and info from Planning Commission.

DAVID CLARK MOTIONS TO TABLE THIS UNTIL FURTHER INFORMATION IS RECEIVED. BRUCE THORPE SECONDED THE MOTION YES ALL (6), NO- NONE, ABSENT – (2) COLIN LOGUE, GREGG ANDERSON. DAVID CLARK IS EXCUSED TO LOOK AT THE PROPERTY.

6. APPROVAL OF MINUTES FOR MAY 12, 2016

Jim Chase - Said that line #47 needs wordage correction - minimum should be maximum #117 keep the wording as to what the gentleman said.

JIM CHASE MOTIONS TO APPROVE THE MINUTES FOR MAY 12, 2016, WITH THE TWO EXCEPTIONS - LINE #47 NEEDS WORDAGE CORRECTION - MINIMUM SHOULD BE MAXIMUM AND#117 KEEP THE WORDING AS TO WHAT THE GENTLEMAN SAID. PAUL CROOK SECONDS. YES ALL (5), NO- NONE, ABSENT – (2) COLIN LOGUE, GREGG ANDERSON. DAVID CLARK IS EXCUSED

7. MAY 26 MINUTES APPROVAL OF MAY 26, 2016

LISA PHILLIPS MOTIONS TO APPROVE THE MINUTES FOR MAY 26, 2016 AS CURRENTLY WRITTEN STACEY PETERSEN SECONDS YES - ALL (5), NO- NONE, ABSENT – (2) COLIN LOGUE, GREGG ANDERSON. DAVID CLARK IS EXCUSED.

8. APPROVAL OF MINUTES FOR JUNE 9, 2016

PAUL CROOK MOTIONS TO APPROVE MINUTES OF JUNE 9, 2016 JIM CHASE SECONDS YES ALL (5), NO- NONE, ABSENT – (2) COLIN LOGUE, GREGG ANDERSON. DAVID CLARK WAS EXCUSED.

9. DISCUSSION PUD OVERLAY ZONE

Shay Stark – Went through the information which Jim Chase had put together regarding previous Planning Commission's discussions the with regards to modifying the PUD zone. Shay Stark would like Planning Commission members to look into the modifications of the PUD zone for open space parks that could help with getting to trails to access the mountain without having to go through private property. Shay Stark expressed the feeling he got from the city council was the city doesn't want an R-1-12,000 zone. Next zone up is R-1-15,000 that this applies to. In order to have access to the mountain the city would need to have a park adjacent to the forest land. Shay Stark would like the Planning Commission to look into this, is it reasonable for the developer or not.

Bruce Thorpe – Suggested to do away with the R-1-12,000 so it becomes a mute issue and for the Planning Commission to look into this.

Stacey Petersen - Asked if the Planning Commission would get rid of some of this, R-1-12,000, will it affect parks and trail connectivity.

Shay Stark – Suggested the Planning Commission to look at amenities and values. In Shay Stark's opinion he doesn't want to see it go down to R-1-8,000. Should the Planning Commission keep the PUD or get rid of it. The median income for the county is what it's based off of. The city median income for the city is \$10,000-\$15,000 higher than other cities. Should we get rid of county and go to city? Shay Stark recommended all the above questions be researched.

David Clark - Thought the city met this requirement with the self-help homes.

Shay Stark - Replied yes.

Stacey Petersen - Recommended that Planning Commission members really look into this and decide what is best for the city.

10. ARTICLE D: SENIOR HOUSING OVERLAY ZONE

Shay Stark - Does not have a problem with the density of Parkside Cove Senior Housing Zone.

Shay Stark – In the city council meeting which Shay Stark attended, city council member Brittany Thompson, expressed frustration in why the city is always having to grant exceptions on approval of these projects and wondered why developers shouldn't be required to follow the code. The exceptions granted with the Parkside Cove Senior Housing Zone was due to the last minute switch of putting Hillside Dr. through, versus having Parkside Cove Senior Housing as its own separate community. If Parkside Cove Senior Housing was zoned as its own separate community the city would not have had the grade issues. Hillside Dr. forced the city to go outside the 6 % grade maximum that is required in that zone. There are very few places the city can develop senior housing where the city would be able to develop everything under 6% grades. There are expressed frustrations about the requirements that the developers can only develop up to 6 acres at a time. The city and Planning Commission needs to be able see the whole picture in a development and grant exceptions to approve a preliminary plat that covers everything and then phase it. When you can only develop 6 acres at a time, the city may realize, down the road, a larger sewer is needed or larger water lines needed to be able to handle further development.

Shay Stark- The code was written the way it was due to bankruptcies. The code limits development to 6 acres to protect the city if things fall apart again. It makes it hard to plan for the future.

Stacey Petersen – Asked if this could have been done better and if the Planning Commission should have suggested fewer homes.

Shay Stark- Requested Planning Commission do a lot of research to see if any changes need to be made. Look at other similar HOA CC&R's/rules/exceptions.

Jim Chase – Asked if the Planning Commission can put in codes that 95% has to be owner occupied

Shay Stark- Replied to Jim Chase to talk to David Church about this and check with fair Housing Act Laws. Requested all Planning Commission members bring thoughts and changes on the PUD overlay to next meeting.

300 **11. Commercial Signing/Design**

Discussion ensued: Elk ridge needs to be a business friendly environment and design requirements reasonable.
Design standards: Roof pitches, colors, materials, character, signage.

303 Stacey Petersen said Dan Shaw would be a good person to speak to about for commercial development Stacey
304 feels a good vision for Elk Ridge is a bedroom community, there is no downtown or historic reference to go
305 with. Look into Nibley, Utah commercial design

306 Discussion on water rights also ensued.

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308 **12. CITY COUNCIL UPDATE**

309 No update to report

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311 **13. OTHER BUSINESS**

312 Nothing to Report

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314 **JIM CHASE MOTIONED TO ADJOURN THE MEETING AND BRUCE THORPE**
315 **SECONDED. VOTE: YES ALL (6), NO- NONE, ABSENT – (2) COLIN LOGUE,**
316 **GREGG ANDERSON.**

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319 **ADJOURNMENT** – meeting adjourned at 10:10 pm

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Planning Commission Coordinator

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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. (48 hour notice)

- Meeting Date - **Thursday, August 11, 2016**
- 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

ACTION ITEMS

1. Approval of Proposed Conditional Use Permit, Hobby Animals (2 Pygmy Goats).....*see attachment*
 - David Clark Report
2. Discussion/Approval Harrison Heights Preliminary Plat Amendment*see attachment*
3. Discussion/Approval Harrison Heights Phase 9 Final Plat *see attachment*
4. Discussion/Approval Assisted Living Center Minimum Spacing Code Amendment.....*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, the 8th day of August, 2016 and delivered to each member of the Planning Commission on the 8th day of August, 2016.

Planning Commission Coordinator: *Laura Oliver* Date: 8th day of August 2016

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ELK RIDGE PLANNING COMMISSION

August 11, 2016

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, August 11, 2016 at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: David Clark, Jim Chase, Paul Crook, Gregg Anderson

Absent: Stacey Petersen, Lisa Phillips, Bruce Thorpe, Colin Logue (Alternate)

Others: Shay Stark, City Planner

Laura Oliver, Planning Commission Coordinator

Royce Swenson, Recorder

Public: JT Webster, Ricardo Diaz, Millie Diaz, Anne Diaz, Janet Johnson, Dallin and Sarah Millington

OPENING ITEMS

David Clark welcomed at 7:00 PM. Opening remarks were said by David Clark followed by the pledge of allegiance.

GREGG ANDERSON MOTIONS TO APPROVE THE AGENDA AND JIM CHASE SECONDED APROVAL OF AGENDA ALL (4), NO - NONE, ABSENT (4) STACEY PETERSEN, LISA PHILLIPS, BRUCE THORPE, COLIN LOGUE (ALTERNATE)

ACTION ITEMS

1. APPROVAL OF PROPOSED CONDITIONAL USE PERMIT, HOBBY ANIMALS (2 PYGMY GOATS)

Dave Clark – Report of onsite visit of pygmy goats- Dave showed photos he took that were taken during the last Planning Commission meeting. “It was interesting to say the least. I did not see anything that struck me as a violation. I think Janet Johnson was willing to accommodate moving the distance further away. I think the question it really boils down to is do 2 Pygmy goats equal 1 Shetland pony, so to speak. Everything I saw seemed to be fine. Mrs. Diaz, What is your fist name?” –She answered –Fanny (Millie). Dave Clark continued- “I was a little concerned because I saw violations from the Diaz yard, because the chicken coop was right on the property line. This is an interesting situation: in regard to talking about setting precedence with the city. Because, depending on how the Planning Commission wants to deal with Pygmy goats and with things of that nature, but yet – being asked to set a precedence for one and enforce something else. I am seeing violations as well. It was tough. The goats were not there. Chicken coop (Diaz) was very messy a lot of feces and garbage and a lot of violations. Dogs were barking and that was loud. The only thing that I didn’t see was what the goats are and the Diaz are reporting that they are noisy and smelly and all of these things. I was not able to see this because the goats were not there. Are they there now?”

Janet Johnson – No. She was ordered to have them removed them, which she did that same day.

Dave Clark- Asked if any one had further questions and offered pictures.

Paul Crook – The Planning Commission is not hear to worry about the neighbors. The planning Commission is here for the goats and should keep to that.

Dave Clark– How does the Planning Commission enforce pygmy goats and when it can’t enforce chickens?

Paul Crook - The application said the hobby animal was like for one miniature horse.

Dave Clark - If you compare the weight of one Shetland pony and the weight of 2 pygmy goats, there isn’t a comparison.

Paul Crook - The code doesn’t say weight it just says miniature. Shetland is not a miniature.

52 Shay Stark – The key item here is that the code does not spell out goats, pygmy, or miniature in hobby animals
53 it mentions “like” animals. The other things listed as hobby animals are all fowl. No likeness there. The
54 only likeness is the Shetland pony. He further explained again about goats being communal animals. The
55 question is, if the Planning Commission chooses to approve this application, is how to make the justification
56 clear for future requests for potbelly pigs etc? The other item is breeding. How long kids will be left and
57 how many there could actually be.

58 Janet Johnson- Suggested no intact males. 2 wethers, a wether and a doe. Kids 3-4 months is typical.

59 Dave Clark – The Planning Commission needs a definite limit on how long kids can be there. Some other cites
60 only allow one animal.

61 Discussion on code mentioning one or two goats as well as gender in the code.

62 Shay Stark – The code specifically states female goats.

63 Jim Chase- Recommends limiting the conditional permit to no intact males.

64 Katherine Fillerup - Adjoins property. She didn't have a problem with the noise with the 2 female. But has
65 done research online. Females in heat make a lot of noise. Worried about, even a male that isn't intact,
66 being with a female in heat, there would be problems. Concerned about goats escaping. Kids can walk
67 within hours- these are not puppies, they are goats. They can have up to 5 on a litter. If you have 2 females
68 and they have multiple births at the same time, you have more than you can have chickens. She does not
69 think breeding should be allowed in the city.

70 Janet Johnson – She would separate the babies before the kids wean, due to the noise, for three days. She
71 doesn't want to subject herself or her neighbors to that.

72 Sarah Millington- What's the concern that would be more of a concern than a large dog?

73 Katherine Fillerup – Concerned about the pygmy goats eating the landscape.

74 Dave Clark – Janet accommodated the requests concerning, the noise, smell and the fencing issues. She is
75 willing to go further than that.

76 Janet Johnson – Stated she has taken the steps to make sure that the goats cannot get out. The fencing used is
77 good enough for cattle etc. and is trying to avoid possible issues.

78 Dave Clark - If the Planning Commission does not have any more comments from the public then it is time
79 need to discuss this

80 Ricardo Diaz – Is wondering about the smell.

81 Katherine Fillerup – Is worried about the precedent. Is breeding going to be allowed?

82 Dave Clark - That is going to be discussed and moved to city council.

83 Paul Crook- He was raised on farm, never had goats. Is there much smell?

84 Janet Johnson – She has more deer droppings than anything, and would be more concerned about urine.

85 Gregg Anderson – He lived near goats never smelled anything.

86 Dave Clark – He didn't smell anything, the enclosure was sturdy enough.

87 Ricardo Diaz- The problem is breeding. He is fine with 2 goats, but not breeding.

88 Gregg Anderson – If people want to have 2 goats for fun would be okay with that but would be against
89 breeding.

90 Dave Clark – Suggests 1 fertile goat. Putting in verbiage that gives the Planning Commission a leg to stand on.

91 Janet Johnson - Explains wethers don't stink and are not mean, they are nonentities. 1 female 1 wether would
92 be good.

93 Dave Clark - Moving forward: The Planning Commission needs a strict time frame for kids, they could stay
94 with mother 3 months.

95 Jim Chase- Where does it stop? This is setting dangerous precedent. Goats have problems just like dogs etc.
96 Allowing 2 pygmy goats, next time 2 sheep, next one wants 3, it escalates. He feels it is a dangerous precedent
97 Discussion on limits and weight, breeding, escalation concern and enforcement issues ensued.

98 Shay Stark – The Planning Commission hit the key issues. If the Planning Commission approves the permit
99 with certain conditions on it, does the Planning Commission then suggest to city council to amend the code to
100 have a clear requirement there? Again, the other perspective, is how many chicken permits have come
101 forward?

Dave Clark – Not as many permits as the amount of chickens.

Shay Stark – He can count on 2 hands number of chicken permits but the number of people with chickens is much higher.

Dave Clark - Is the Planning Commission too strict in zoning requirements with the smaller lots. There shouldn't be, but there are chickens on the smaller lots. He recommends the Planning Commission has a future discussion on these issues to amend the codes to make more reasonable. Enforcement is something to consider, the enforcement officer only works 4 hours a week.

GREGG ANDERSON MOTIONS TO ALLOW MAXIMUM 2 PYGMY GOATS AS PETS, NO INTACT MALES, NO BREEDING. SEND FORTH RECOMMENDATION TO CITY COUNCIL, POSSIBLE AMENDMENTS TO CODE. DAVE CLARK SECONDS THE MOTION. VOTE: YES ALL (4) NO- ONE (1), ABSENT – (4) STACEY PETERSEN, LISA PHILLIPS, BRUCE THORPE, COLIN LOGUE (ALTERNATE)

Dave Clark – set reminder in spring to revisit this.

2. DISCUSSION/APPROVAL ASSISTED LIVING CENTER MINIMUM SPACING CODE AMENDMENT

Shay Stark - The city received a challenge to the minimum spacing requirement between assisted living centers as found in 10-12-31-C-6. The city has consulted with the City Attorney who has agreed minimum spacing requirement would not be defensible in court. It is recommended the minimum spacing requirement be removed from the code governing assisted living centers.

Proposed change to the code is to strike #6. The facility shall not be located closer than three thousand nine hundred sixty feet (3,960) (3/4 mile) to any other similar use, as measured in a straight line between the closet property lines of the lots on which they are located.(Ord. 13,3,4-9 2013).
The city cannot legally enforce this.

PAUL CROOK MOTIONS TO STRIKE C-6 OF 10-12-31 ASSISTED LIVING FACILITIES, GREGG ANDERSON SECONDS THE MOTION. VOTE: YES ALL (4) NO- NONE, ABSENT – (4) STACEY PETERSEN, LISA PHILLIPS, BRUCE THORPE, COLIN LOGUE (ALTERNATE)

12. CITY COUNCIL UPDATE


No update to report

13. OTHER BUSINESS

Shay Stark, City Planner – FYI -commercial concept being put together to bring before the Planning Commission.

JIM CHASE MOTIONED AND DAVE CLARK SECONDED TO ADJOURN THE MEETING. VOTE: YES ALL (4), NO- NONE, ABSENT – (4) STACEY PETERSEN, LISA PHILLIPS, BRUCE THORPE, COLIN LOGUE (ALTERNATE)

ADJOURNMENT – meeting adjourned at 7:58 pm


Planning Commission Coordinator

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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 HEARING AND 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. (48 hour notice)

- Meeting Date - **Thursday, September 8, 2016**
- 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

PUBLIC HEARING AND ACTION

- 7:00 pm** 1. Proposed Amendments to the Assisted Living Center Minimum Spacing Code.....*see attachment*

PLANNING COMMISSION BUSINESS

DISCUSSION AND ACTION ITEMS

1. Presentation, Lee Haskell Commercial Development Concept.....*see attachment*
2. Discussion/Decision for Accessory Building Regulations 10-12-5.....*see attachment*
3. Discussion/Decision for Elk Ridge Meadows Phase 8 & 9 Final Plat.....*see attachment*
4. Discussion/Decision for Harrison Heights Subdivision Preliminary Plat Amendment...*see attachment*
5. Discussion/Decision for Harrison Heights Phase 9 Final Plat.....*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 Hearing and Meeting was emailed to the Payson Chronicle, Payson, Utah, the 7th day of September, 2016 and delivered to each member of the Planning Commission on the 7th day of September, 2016.

Planning Commission Coordinator: *Laura Oliver* Date: 7th day of September 2016



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ELK RIDGE PLANNING COMMISSION

September 08, 2016

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, September 08, 2016 at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Stacey Petersen, Jim Chase, Paul Crook, Bruce Thorpe, Gregg Anderson
Absent: David Clark, Lisa Phillips, Colin Logue (Alternate)
Others: Shay Stark, City Planner
Laura Oliver, Planning Commission Coordinator
Royce Swenson, Recorder
Public: Lee Haskell, Developer, Dean Ingram, Developer, Paige Wright, Kate Wixom, McKay Ashton

OPENING ITEMS

Stacey Petersen welcomed everyone at 7:00 PM. Opening remarks were said by Gregg Anderson followed by the pledge of allegiance.

JIM CHASE MOTIONS TO APPROVE THE AGENDA AND GREGG ANDERSON SECONDS THE MOTION. VOTE: ALL (5) -YES, NO - NONE, ABSENT - (3) DAVID CLARK, LISA PHILLIPS, COLIN LOGUE (ALT).

ACTION ITEMS

1. PROPOSED AMENDMENTS TO THE ASSISTED LIVING CENTER MINIMUM SPACING CODE 10-12-31-C-6

Shay Stark – Explained the proposed changes to the Assisted Living Center Minimum Spacing Code. The existing code section 6 reads: The facility shall not be located closer than three thousand nine hundred sixty feet (3,690) (3/4 mile) to any other similar use, as measured in a straight line between the closest property lines of the lots on which they are located.

The city attorney, David Church, has told the city that the minimum spacing requirement is not defensible and recommended that it be stricken from the code. The proposed change is to remove section 6 from the code in its entirety.

Stacey Petersen opens the public hearing. There are no public comments at this time

GREGG ANDERSON MOTIONS TO AMEND THE ASSISTED LIVING FACILITIES 10-12-31-C-6 BY REMOVING SECTION 6. JIM CHASE SECONDS THE MOTION. VOTE: YES - ALL (5) NO - NONE, ABSENT – (3) DAVE CLARK, LISA PHILLIPS, COLIN LOGUE (ALT.).

2. PRESENTATION, LEE HASKELL, DEVELOPER, COMMERCIAL DEVELOPMENT CONCEPT

Lee Haskell, Developer – Shay Stark brought the plans up on the overhead projector for Lee Haskell's proposed commercial development. Lee Haskell, Developer, purchased the property located east of the roundabout on North Elk Ridge Drive in 1992. This land is commercially zoned. There are approximately 4 acres which Lee Haskell would like to build commercial property. Lee proposes to build commercial fourplexes, with residential housing on the second floor; most commonly referred to as mix use buildings.

The city code does allow this type of commercial property. Each fourplex would be approximately 9,000 square feet. Each apartment above the commercial space would be approximately 800-900 square feet, and maybe 6 or 7 units would be in each fourplex. Lee does not have drafts of the commercial buildings completed. Lee wanted to make sure the Planning Commission and the City Council liked the idea of what he wanted to do before incurring the expense for the commercial building drafts. Lee would need to work out the traffic flow with the Fire Marshall and different entities. Lee would like to have the parking out against the road, so that the buildings would set back about 65 feet from the property line. There would be a nice sidewalk, landscaping, and planter strips alongside the buildings. Lee would like to put balconies in some of the units.

Pictures of mix use commercial buildings taken from around the Utah Valley were shown on the overhead projector. Discussion of the aesthetics, and materials ensued.

Stacey Petersen – Confirmed with Shay Stark if the Elk Ridge City code allowed for mix use commercial property.

Shay Stark – Confirmed that the code allows for commercial mix use property.

Stacey Petersen - Expressed to Lee Haskell that the residents do not want to have townhomes and apartments.

That will be something that Lee will have to face with the residents. She likes what Lee Haskell builds and that he develops quality projects.

Lee Haskell, Developer – He wants to give the development an alpine look and would make sure that his development will blend in with the community.

Bruce Thorpe – Asked Lee Haskell if there have been any businesses that have shown interest in the location.

Lee Haskell, Developer – Lee has had some discussions with people. One dentist has shown interest in having an office there for his son, who has graduated as an orthodontist. This isn't a retail establishment and would not be as good for the city tax purposes. Lee is hoping that there will be some retail businesses that will move into the commercial space and create a greater tax base for Elk Ridge City.

Shay Stark – The Planning Commission and the developer need to find a way to fit this commercial development into the surrounding community like the Elk Ridge Assisted Living Center has. A person can drive by the Elk Ridge Assisted Living Center and not notice that it is different from the homes around it; it blends in with the neighborhood. This is the key – a commercial building needs to blend in with the surrounding community. Also key is finding the businesses that would work in this area. The Master Plan of Elk Ridge City has planned for this area to be the city center. That is why this area is zoned as commercial.

Lee Haskell, Developer – Would like to develop the whole corner first and fill those buildings in with tenants and businesses before moving onto the other areas. This is a long term project.

Dean Ingram – He has been around real estate for a long time. Dean feels that the mix use would have a good shot of working in Elk Ridge City. Mix use lets you bring in revenue from rentals while commercial spaces are between tenants.

Shay Stark – Explained how the mix use areas in Salt Lake and Centerville have been successful, especially the residential part.

Bruce Thorpe – Asked Shay Stark if mix use commercial buildings qualifies Elk Ridge City in meeting the multi-family requirement.

Shay Stark – Mix use does provides Elk Ridge City a minimal compliance with multi-family requirement according to the Fair Housing Act.

Dean Ingram – Mix use commercial buildings are more likely to be successful then a strip mall. Lee Haskell is smart in wanting to do mix use and in planning on the development being a long term project.

Stacey Petersen – Thanked Lee Haskell for his presentation and told him that she is glad that he is the one doing the project because she feels that Lee Haskell does quality work that adds to the community.

Further discussion ensued on the appearance of the development. Stacey asked that all Planning Commission members take pictures in the community of mix use properties for use in future discussions.

2. DISCUSSION/DECISION FOR ACCESSORY BUILDING REGULATIONS 10-12-5

Shay Stark – The city council sent accessory building regulations 10-12-5 back to the planning commission. The city council wants to clarify three concerns. The three concerns of the city council followed by Shay Stark recommendations are as follows:

(1) A lot surrounded by streets on 3 sides and placements of accessory buildings on those lots.

Shay Stark's recommendation is to add 1 line into the code 10-12-9: Line of sight shall be maintained at all intersections in accordance with section 10-2-9 of this chapter. This line is already in place in the draft of amendments.

(2) Allowance of containers and trailers as storage units.

Discussion ensued on what constitutes a storage container and when does a parked trailer become a storage unit and what can the city realistically enforce. The Planning Commission decided to not change the current language.

(3) What is the maximum size accessory buildings should be allowed? Shay Stark's recommendation - Accessory buildings may not cover more than 15% of the combined total area of the rear and side yards nor more than 8% of the total lot area, whichever is less

Typos found in the draft provisions of 10-12-5 Accessory Building Regulations:

Section A1C – Should be changed to: Is not used as a dwelling or place ~~of~~ of residence

Section A6 removal of extraneous word; should be changed to: Also known as the main building where the most of the activity on that lot is performed.

Section E 3A add the word **of**, should be changed to: An accessory building or an accessory structure shall be located a minimum of eight (8) feet from the property line and not located on a public utility easement.

Section F should reference A-5-c

Section G should reference A-5

Section G2 – Asked for clarification on b and c, are they redundant?

Jim Chase and Shay Stark – both confirmed that b could be possible battery installation and different in tie-ins to a power source.

BRUCE THORPE MOTIONS TO ACCEPT THE PROVISION AS WRITTEN WITH THE EXCEPTION OF CHANGING THE 20% TO 15% AND THE 10% TO 8% IN THE COVERAGE AREA SECTION, AS WELL AS CHANGING THE COSMETIC CHANGES DISCUSSED. PAUL CROOK SECONDS THE MOTION. VOTE; YES - ALL (5), NO - NONE, ABSENT - (3) DAVID CLARK, LISA PHILLIPS, COLIN LOGUE (ALT).

3. DISCUSSION/DECISION FOR ELK RIDGE MEADOWS PHASE 8 & 9 FINAL PLAT

Shay Stark – This is the final plat approval of Elk Ridge Meadows Phase 8 and 9. Planning Commission is really looking at the engineering of Elk Ridge Meadows Phase 8 and 9 at this point. The lot lay out was approved at the preliminary hearing. Shay Stark put up Phase 8 and 9 on the overhead projector and reviewed the revisions made to Elk Ridge Meadows Phase 8 and Phase 9. There were no issues with phase 8. Everything for Phase 8 and Phase 9 were done at the same time.

Bruce Thorpe – Asked about the cleaning up of the barrier where the new Elk Ridge Drive diverts from the old Elk Ridge Drive, now known as Golden Eagle Way.

Dean Ingram, Developer – There are plans to build a nice berm and to mound the dirt so that it cannot be driven across and to add reflecting signs.

149 Jim Chase – Asked is the sewer lines cutting into Goosenest Dr. were being engineer filled. Jim is concerned
150 about compaction because of the cut ins that were made in 2005 or 2006 where the fill was not done
151 correctly.

152 Shay Stark and Dean Ingram both responded. – Yes, they engineer filled the sewer line when they did the
153 sewer line project last summer. There shouldn't be any problems.

154 Dean Ingram – The requirements which Elk Ridge City has are much higher than most cities in Utah due to
155 Elk Ridge City staff and the building code requirements. The sewer line should be good.
156

157 **JIM CHASE MOTIONS TO ACCEPT ELK RIDGE MEADOWS PHASE 8 & 9 FINAL PLAT.**
158 **BRUCE THORPE SECONDS THE MOTION. VOTE; YES - ALL (5), NO - NONE, ABSENT - (3)**
159 **DAVID CLARK, LISA PHILLIPS, COLIN LOGUE (ALT).**
160

161 **4. DISCUSSION/DECISION FOR HARRISON HEIGHTS SUBDIVISION PRELIMINARY PLAT**
162 **AMENDMENT**
163

164 Shay Stark – When the preliminary plat was approved, roughly 4 acres were set aside for a church. It was
165 determined that there will not be a church built on this four acres. The developer, Dean Ingram would like
166 these four lots to become residential lots. The planning Commission needs to approve the amended plat
167 with the four additional residential lots.
168

169 Discussion ensued – The consensus of the Planning Commission was that residential lots fit with the
170 neighborhood.
171

172 **GREGG ANDERSON MOTIONS TO ACCEPT HARRISON HEIGHTS SUBDIVISION**
173 **PRELIMINARY PLAT AMENDMENT. BRUCE THORPE SECONDS THE MOTION. VOTE; YES -**
174 **ALL (5), NO - NONE, ABSENT - (3) DAVID CLARK, LISA PHILLIPS, COLIN LOGUE (ALT).**
175

176 **5. DISCUSSION/DECISION FOR HARRISON HEIGHTS PHASE 9 FINAL PLAT**
177

178 Dean Ingram– Harrison Heights Phase 9 finishes off the development taking Christley Lane all the way down
179 to 11200 South.

180 Shay Stark– The city would like additional details on the pump house driveway and the pond. This isn't a
181 change to the design but the city is concerned about the connection to 11200 South and making sure that
182 the city can get to the pump house. The city also has not received any information back from the fire chief
183 regarding the fire hydrants. The city will need the Fire Chief's report from the newest revision.

184 Jim Chase – Asked if the pond would be lined.

185 Shay Stark –The pond will be lined with HDPE liner, which is heavier and hold ups better, and covered with
186 gravel.

187 Jim Chase – The well is right next to residential homes. This is a protected area and is concerned about the
188 well being protected from residential insecticides and ground pollutants.

189 Shay Stark – The area within 100 feet of the well is protected which affects lot 54. A restriction will need to be
190 placed on lot 54 through deed restrictions.

191 Dean Ingram – Has the pump house been deeded to the city. In recent searches Dean has noted that the well is
192 still deeded to the Cloward's.

193 Royce Swensen – Will work on getting the well deeded from the Cloward's to Elk Ridge City.

194 Stacey Petersen – Asked if there are any further comments on the Harrison Heights Phase 9 Final Plat. There
195 were no further comments.
196

197 **JIM CHASE MOTIONS TO ACCEPT HARRISON HEIGHTS PHASE 9 FINAL PLAT**
198 **NOTING THAT MORE INFORMATION IS NEEDED ON THE FIRE CHIEFS**

199 **REVIEW ON THE MOST RECENT REVISION AND DEED RESTRICTIONS ON LOT**
202 **54 AND ADDITIONAL INFORMATION ON THE ACCESS TO THE PUMP HOUSE.**
203 **GREGG ANDERSON SECONDS THE MOTION. VOTE; YES - ALL (5), NO - NONE,**
204 **ABSENT - (3) DAVID CLARK, LISA PHILLIPS, COLIN LOGUE (ALT).**

205 **12. CITY COUNCIL UPDATE**

206 Stacey Petersen– Asked if any members of the Planning Commission were interested in applying for the
207 Mayor position. Stacey Petersen has applied.

208 No other updates to report

209 **13. OTHER BUSINESS**

210 Stacey Petersen – The Planning Commission needs to get the amendments to the commercial code and signage
211 completed as soon as possible.

212 Discussion ensued

213 Shay Stark – The Planning Commission needs to decide carefully what the Planning Commission wants to see
214 in the community. The Planning Commission can get as complex as they want, like Park City, but Park
215 City has several different committees and more money.

216 Jim Chase – Jim drove by a storage unit in California for a long time before he knew what it was. The exterior
217 blended in with the surrounding structures with trees and shrubs and it did not look like storage units.

218 Stacey Petersen – If Elk Ridge City is going to have commercial businesses, the businesses need to look good.
219 The Planning Commission needs to stay within reason. The Planning Commission does not want to make it
220 too expensive for developers to build commercial property in Elk Ridge City.

221 Shay Stark – The Planning Commission also needs to move forward on amending the conditional use for
222 animals.

223 Stacey Petersen– Assigned Dave Clark to write the amendment of the conditional use for animals and take out
224 “and the like”.

225 Shay Stark – The Senior Living Overlay and the PUD are less of a priority than the commercial code.

226 **GREGG ANDERSON MOTIONED TO ADJOURN THE MEETING. VOTE: YES**
227 **ALL (5), NO - NONE, ABSENT – (3) DAVID CLARK, LISA PHILLIPS, COLIN**
228 **LOGUE (ALT).**

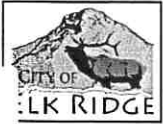
229 **ADJOURNMENT** – meeting adjourned at 9:03 pm

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231 _____
232 Planning Commission Coordinator

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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. (48 hour notice)

- Meeting Date - **Thursday, September 22, 2016**
- 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

ACTION ITEMS

1. Accessory Building Codes Section 10-12-05..... *see attachment*
2. Review and approve meeting minutes for 7/14/2016.....*see attachment*
3. Review and approve meeting minutes for 8/11/2016.....*see attachment*

PLANNING COMMISSION BUSINESS

4. Discussion on Commercial Signage/Design Code *see attachment*
5. Discussion on Section 10 Article E: PUD Overlay Zone.....*see attachment*
6. Discussion on Section 10 Article D: Senior Housing Overlay Zone.....*see attachment*
7. Discussion on Section 10-18-5 Hobby Animals.....*see attachment*

CITY BUSINESS

8. City Council Update
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 Hearing and Meeting was emailed to the Payson Chronicle, Payson, Utah, the 21st day of September, 2016 and delivered to each member of the Planning Commission on the 21st day of September, 2016.

Planning Commission Coordinator: Laura Oliver Date: 21st day of September 2016

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ELK RIDGE PLANNING COMMISSION

September 22, 2016

TIME AND PLACE OF MEETING

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

ROLL CALL

Commissioners: Stacey Petersen, David Clark, Bruce Thorpe, Jim Chase, Paul Crook

Absent: Colin Logue (Alternate), Lisa Phillips,

Others: Shay Stark, *City Planner*

Royce Swensen, *City Recorder*

Laura Oliver, *Planning Commission Coordinator*

Public: Ethan Mayfield, Levi Ward, Justin Carter

OPENING ITEMS

Stacey Petersen welcomed at 7:10 PM. Opening remarks were said by Jim Chase followed by the pledge of allegiance

APPROVAL OF AGENDA

There were no changes to the agenda.

JIM CHASE MOTIONED TO APPROVE THE AGENDA AND BRUCE THORPE SECONDED. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) COLIN LOGUE (Alt), LISA PHILLIPS

ACTION ITEMS

1. ACCESSORY BUILDING CODES SECTION 10-12-05

Shay Stark – City council sent Accessory Building code section 10-12-05 back to the Planning Commission to look at Section C. The City Council would like to add the line “*Any object or enclosed space, which its intended primary purpose as constructed or manufactured, differs from its proposed purpose as an accessory building.*”

Discussion ensued on to how to phrase the line so as to not have to list any particular item and to encompass all items that would be prohibited.

The Planning Commission agreed to add the proposed sentence with the addition of following: “unless the Planning Commission determines that the item is aesthetically consistent with the home and surroundings”.

The complete proposed amended sentence the Planning Commission is sending back to the City Council is:

“Any object or enclosed space, which its intended primary purpose as constructed or manufactured, differs from its proposed purpose as an accessory building, unless the Planning Commission determines that the item is aesthetically consistent with the home and surroundings.”

Discussion ensued regarding the maximum height of an accessory building. **Planning Commission agreed that the language should state that the accessory building cannot be taller than the primary residence.**

Jim Chase – City Council Member Brittany Thompson, would like 1A - *said building* be amended to *principle building*.

Shay Stark – The city council would also like the Planning Commission to discuss home occupations that are in accessory buildings and not in the primary residence. Shay read the current home occupations code. The current code already states that a home occupation cannot be in an accessory building.

Discussion ensued regarding occupations that might be in an accessory building, such as comparing a dance studio to a machine shop, mechanic or a contractor and what is realistically enforceable.

Shay Stark – Asked the city recorder, Royce Swensen, if there are any contractors that have a business license with Elk Ridge City which are running their business out of their home.

Royce Swensen – Replied that Elk Ridge City does have some contractors that have a business license with Elk Ridge City. It is when neighbors complain that the city is made aware of a problem and then the code is enforced.

Stacey Petersen – The Planning Commission needs to make sure that this section of the code remains so that when and if there is a problem and the code needs to be enforced, the City has some recourse.

The Planning Commission agreed that the language was already stated clearly in the code and no change was needed to the code.

**DAVE CLARK MOTIONS TO AMEND ACCESSORY BUILDING CODE 10-12-05
ADDING SECTION C ITEM 4; ANY OBJECT OR ENCLOSED SPACE, WHICH ITS
INTENDED PRIMARY PURPOSE AS CONSTRUCTED OR MANUFACTURED,
DIFFERS FROM ITS PROPOSED PURPOSE AS AN ACCESSORY BUILDING,
UNLESS THE PLANNING COMMISSION DETERMINES THAT THE ITEM IS
AESTHETICALLY CONSISTENT WITH THE HOME AND SURROUNDINGS.
AMEND A1A – REMOVING FROM SAID BUILDING AND REPLACING IT WITH
PRINCIPLE BUILDING. BRUCE THORPE SECONDS THE MOTION. VOTE: YES -
ALL (5), NO - NONE, ABSENT - (2) COLIN LOGUE (Alt), LISA PHILLIPS**

2. REVIEW AND APPROVE MEETING MINUTES FOR JULY 14, 2016

Jim Chase - Line 194 typo "is a member"- is should be changed to "*if a member*"

Bruce Thorpe – Line 134 change to "*discussed the road and grade changes*". Line 82 add the word "*and*" between commission and are.

**DAVE CLARK MOTIONED TO APPROVE MEETING MINUTES FOR JULY 14, 2016
WITH THE NOTED CHANGES. PAUL CROOKS SECONDS. VOTE: YES - ALL (5), NO -
NONE, ABSENT - (2) COLIN LOGUE (ALT), LISA PHILLIPS**

3. REVIEW AND APPROVE MEETING MINUTES FOR AUGUST 11, 2016

Jim Chase – Typo line 80, remove duplicate l.

Jim Chase – Jim Chase voted Nay on Hobby Animal motion. Change Approval and Nay counts.

**JIM CHASE MOTIONED TO APPROVE MEETING MINUTES FOR AUGUST 11, 2016
WITH THE NOTED CHANGES. BRUCE THORPE SECONDS. VOTE: YES - ALL (5), NO -
NONE, ABSENT - (2) COLIN LOGUE (ALT), LISA PHILLIPS**

PLANNING COMMISSION BUSINESS

4. DISCUSSION ON COMMERCIAL SIGNAGE/DESIGN CODE

Shay Stark – Lee Haskell, Developer, is planning a commercial development and has spoken with Shay Stark about design issues. Lee Haskell is moving forward as quickly as he can to bring a preliminary application in.

Laura Oliver – Lee Haskell brought in an application yesterday, September 21, 2016, with payment.

David Clark – Asked if the Planning Commission could look at the application.

Stacey Petersen – Asked what Lee Haskell bringing in the application in yesterday means regarding any changes to the commercial code.

Shay Stark – Lee Haskell's application for a commercial development would fall under the current code. The Planning Commission needs to look at design style and amend the commercial code to something fairly simple in order to get something in the code that gives the Planning Commission and the City more control. Shay Stark went through a rough draft of commercial code changes that Jim Chase had drafted. The Planning Commission may have a better vision for the aesthetics of commercial buildings in Elk Ridge City than someone who does not live here. The real question is how technical the Planning Commission can be with the commercial code and what can the Planning Commission reasonable enforce. The signage section of the commercial code should be developed at the same time because the signage needs to match the aesthetics of the commercial structures. Shay Stark asked Laura Oliver to send to the Planning Commission the memos from the previous discussion the Planning Commission had in 2014 on signage. At that time Colin Logue was going to help modify that ordinance but due to illness and work schedule, those changes never took place. The signage code is very weak as far as commercial development is concerned. Another problem is that there are too many home builder/developer signs all over the place and the length of time that the signs are up. There are developers that have had signs up years before and long after the development has been completed. In one instance there were signs up for years for a developer that was not even building in Elk Ridge City.

Stacey Petersen – Asked for clarification in the case that Lee Haskell does not do a commercial development at this time and several years pass, does the next person have to reapply and will they have to go by these standards that the commercial code has now.

Shay Stark – If Lee Haskell determines that he is not going to go through with the commercial development and if the application sits for a year without completion, it expires. If a developer turns in an application and the Planning Commission does not act on it in 180 days the application is automatically approved by inaction.

Stacey Petersen – Asked for confirmation on if the Planning Commission needs to take action on Lee Haskell's development before 180 days of the date of application expires and that Lee Haskell's development falls under the current commercial code.

Shay Stark – The Planning Commission needs to take action before the 180 days expires and any changes made to the commercial code does not apply to Lee Haskell's commercial development. The Planning Commission needs to take the time now to amend the commercial code correctly for future commercial development.

Stacey Petersen – The Planning Commission needs to make sure that the Planning Commission protects the city against anything that Elk Ridge City residents would not want. The Planning Commission can't take a year to draft the amendments, even though that is typically how long it takes to make changes of this magnitude.

Shay Stark – Shay Stark pointed out the commercial property owned by Lee Haskell and Mr. Kay on the overhead projector. Shay Stark also pointed out the property owned by Chad Brown which is also commercial. Chad Brown went to the city council and asked about rezoning that commercial property to residential. Chad Brown could also decide to change his mind and develop that property commercially. If the code is not changed then that application will also fall under the current code.

Dave Clark – This tell us that we need move fast and make amending the commercial code a priority.

147 Jim Chase and Shay Stark – Both stated that this will go back and forth between the Planning Commission and
148 the City Council numerous times. This will take some time to complete.

149 Shay Stark – Just because Elk Ridge City does not have a strong commercial code does not mean that the
150 Planning Commission doesn't have power to persuade and negotiate to get something that fits within the
151 Elk Ridge City residential community. We cannot, however, deny a developer the right to develop their
152 commercial property.

153 Jim Chase – The way the commercial code is now a developer can come in with a metal building if they
154 wanted to.

155 Shay Stark – The reason they can do that is because it is not prohibited. They can come in with a tent.
156 Shay Stark brought the current commercial code up on the overhead projector and read through it with the
157 Planning Commission.

158 Dave Clark – Pointed out that that current commercial code 10-10A-1 paragraph B does seem to give the city at
159 least some protection. The code states: In order to accomplish the objectives and purposes of this
160 development code and to stabilize and protect essential characteristics of this zone, the following
161 regulations shall apply in the C-1 retail commercial zone.

162 Jim Chase – Pointed out that placing parking in the back of a commercial development, as stated in the code,
163 would impact Lee Haskell's development since he is planning on placing parking in the front of his
164 development.

165 Shay Stark – Parking is really clear on the current commercial code. The spacing of buildings is not in the
166 code, if you have multiple buildings. Other than the height requirement, the code does not provide any
167 aesthetic requirements.

168 Stacey Petersen – The Planning Commission has discussed this before and recommended the Planning
169 Commission taking one section at a time.

170 Shay Stark – Showed pictures on the overhead projector of various buildings, which Lee Haskell presented
171 previously, of various mix use buildings. Shay pointed out various elements on the buildings, such as
172 fascia, pitched roofs, percentages of materials used, windows, and materials on the backside of the
173 commercial building. The Planning Commission needs to go through these types of items and have a good
174 idea of what the Planning Commission wants to do so that the discussion and decisions on the commercial
175 code can progress.

176 Dave Clark – Recommends that the Planning Commission make the commercial code the only item of
177 discussion for one Planning Commission meeting. The Planning Commission needs to take a week and
178 study the current commercial code and look at different buildings.

179 Shay Stark – Recommends that the Planning Commission take pictures of various buildings and email them to
180 Laura Oliver.

181 Stacey Petersen – Requested that all Planning Commission members take 5 pictures of commercial buildings
182 and have them to Laura Oliver by Monday October 7th.

183 Dave Clark – Created a Google Photo page for all Planning Commission members to upload the pictures they
184 have taken.

185 Stacey Petersen – The Planning Commission and the City Council need to work together on the commercial
186 code amendments and then do the public hearing. This will negate some of the back and forth between the
187 Planning Commission and the City Council.

188 Shay Stark – Agreed that might work best to help shorten a possibly very lengthy process of amending the
189 commercial code.

191 **5. DISCUSSION OF SECTION 10-18-5 HOBBY ANIMALS**

192 Dave Clark – He reviewed the motion of the proposed amendment to Section 10-18-5 Hobby Animals made
193 on the September 8, 2016 Public Hearing. The approved motion was: "To allow 2 pygmy goats as pets, no
194 intact males, no breeding with possible amendment to the code". The Planning Commission can keep it
195 this simple or go further in-depth with the code and address the smell, tethering, licensing and licensing
196 fees, life time fees etc.

Royce Swensen – It has been discussed that the approval of conditional permits be done at the staff level at the Elk Ridge city office and not through the Planning Commission and City Council. There are developers telling realtors that chickens are allowed in areas where they are not.

Discussion ensued on the fees and enforcement.

Dave Clark – The Planning Commission needs to decide to either use the original proposal or expand the code.

Stacey Petersen – All Planning Commission members need to read the original proposal and think about whether to expand the animal code and discuss it again in the very near future. The priority right now is the commercial code.

6. DISCUSSION ON SECTION 10 ARTICLE E: PUD OVERLAY ZONE

Shay Stark – The last time this was discussed the Planning Commission decided the survey results are needed before a decision could be made. All members of the Planning Commission need to review the survey results for the next discussion in order to make a decision on the PUD.

7. DISCUSSION ON SECTION 10 ARTICLE D; SENIOR HOUSING OVERLAY ZONE

Shay Stark – The Senior Housing overlay zone only has a few issues that the Planning Commission has looked at that did not work very well with the Parkside Cove development. There are some issues with the 6% maximum slope requirement. The 6% maximum slope requirement doesn't work on a mountain side community and 6% maximum slope requirement has nothing to do with ADA. The ADA can go up to 8%. The Planning Commission and the City Council have had to give exceptions to the 6%. The Planning Commission needs to change the code to remove the 6%.

The other issue is the Senior Housing Overlay needs to state the age as 55 or older in order to be truly senior housing and meet FHA requirement.

Jim Chase – Went through the changes he made to the Senior Housing Overlay Zone: Findings- deleted the Findings and moved The Purpose into its place and deleted the old Purpose. Deleted the reference TR-1000 which Elk Ridge City no longer has. All language has been changed to 55 and older. Common household pets only, hobby animals are not allowed, Accessory apartments are not allowed. Setbacks stay the same for minimal acreage; minimal acreage for senior housing projects shall be 2 acres. It used to read 1 acre and the max was 6 acres. It also references the new landscaping code. There are some changes on minor clerical issues.

Shay Stark – R-15,000 is the only zone the in which senior housing can be developed. In looking at the map of Elk Ridge City there is not a lot of R-15,000 land to put another senior housing development. Shay Stark asked the Planning Commission if they thought there were any other areas that may be suitable for a senior housing development.

Discussion ensued on senior housing developments being allowed in areas other the R-15,000.

All Planning Commission members are in agreement with the changes and agreed to leave in the R-15,000 in place, with out change.

CITY BUSINESS

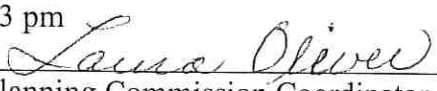
8. CITY COUNCIL UPDATE

Ty Ellis will be sworn in as mayor. No other city council update

9. OTHER BUSINESS

JIM CHASE MOTIONED TO ADJOURN THE MEETING.

ADJOURNMENT – meeting adjourned at 9:33 pm


Planning Commission Coordinator

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

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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. (48 hour notice)

- Meeting Date - **Thursday, October 13, 2016**
- 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. Discussion on Commercial Signage/Design Code *see attachment*

CITY BUSINESS

2. City Council Update
3. 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 12 day of October, 2016 and delivered to each member of the Planning Commission on the 12 day of October, 2016.

Planning Commission Coordinator: *Laura C. Oliver* Date: 12 day of October, 2016

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ELK RIDGE PLANNING COMMISSION

October 13, 2016

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, October 13th, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Stacey Petersen, David Clark, Jim Chase, Bruce Thorpe, Jared Barton

Absent: Lisa Phillips, Colin Logue (Alternate),

Others: Shay Stark, *City Planner*

Laura Oliver, *Planning Commission Coordinator*

Royce Swenson, *Recorder*

OPENING ITEMS

Stacey Petersen - Welcomed at 7:00 PM. Opening remarks were said by Bruce Thorpe followed by the pledge of allegiance.

BRUCE THORPE MOTIONED AND JIM CHASE SECONDED APPROVAL OF AGENDA WITHOUT CHANGES. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) LISA PHILLIPS, COLIN LOGUE (ALTERNATE).

PLANNING COMMISSION BUSINESS

1. DISCUSSION ON COMMERCIAL SIGNAGE/DESIGN CODE

Stacey Petersen – Turned the time over to Shay Stark, City Planner

Shay Stark – Brought up the pictures, on the overhead projector, that the Planning Commission members sent in of commercial buildings. Lee Haskell's commercial development brought to the forefront of parking in the rear as opposed to parking in the front of a commercial building. The city council, at this time, has expressed that they would not be opposed to making the exception for Lee Haskell's development and permit him to have parking in the front. The majority of the commercial buildings selected by the Planning Commission members have variations of materials on the exterior. Shay Stark recommended the Planning Commission members tell why they took the pictures.

Jim Chase – Retrieved pictures from the internet. The commercial building which was showing on the overhead projector was a brick building with awnings which would be seen on a typical downtown.

Bruce Thorpe – Asked for clarification on whether it is realistically possible to expand the commercial property, beyond what it is today, in the next twenty years or is this it. The area is not very big. Bruce also asked whether it is the goal of the city to increase commercial zoning.

Stacey Petersen – Right now the only commercial zoned property is just the corner and across the street south of the round-about on Elk Ridge Drive. The Planning Commission needs to prepare the commercial code in case 11200 South is annexed into the city.

Shay Stark – 11200 South is slated to become a regional highway. That does not mean it will be a 3 lane highway. Its purpose is to tie all the areas, Spanish Fork, Salem, Payson etc. together and out to Elk Ridge Drive and down to the freeway. There is a developer right now who is working to bring in a residential development on 11200 South. If, in 20 years, this regional highway does develop as planned, you may be looking at strip malls and convenience stores. The Planning Commission needs a stronger commercial code in place to prepare for further commercial developments. There is a possible storage unit development on

11200 South and the developers may approach the Planning Commission to rezone the property for storage units. If this development submits an application, the Planning Commission needs to have a commercial code in place to drive the development in a direction that the Planning Commission would want.

Stacey Petersen – Elk Ridge City does not have a downtown. The Planning Commission could try to zone an area to be a potential typical downtown style. The best area would be at the corner on 11200 South.

Shay Stark – That would be the best area but, being on major road, is that a downtown that people would dare to walk to and or walk on? Pedestrians would have to cross 11200 South. The area that is on Elk Ridge Drive above the round-about, that is already zoned commercial, is not big enough and it would never look or feel like the typical downtown because it has residential homes all around it. Chad Brown, who owns the commercial property on the west side of the round-about are actively working a request to have this property rezoned to residential. Elk Ridge City is not going to have a cohesive area that would feel like a typical downtown.

The Planning Commission went through more pictures of commercial buildings.

The majority of the buildings shown and discussed had materials such as brick, stucco, siding and stone, cinder block in different textures, color and variations on the facade of the buildings.

Discussion ensued on limiting certain materials, such as stucco, to a maximum percentage on the facade. Different trends such as Tuscan, Craftsman and Alpine and how they would fit with the residential community which surround the commercial properties were discussed.

The Planning Commission also discussed the roofs and heights of commercial buildings.

Pitch roofs can be on the front only. They do not need to cover the whole roof.

Parking in front would need to have landscaping in the front strip between the road and the parking lot.

Metal buildings are plentiful in the Utah Valley. Metal buildings can be sided with different materials and look nice and can blend into an area.

Jared Barton – There is a concern about storage units being built on 11200 South. Elk Ridge City is built on a hill and the residents around it will not want to look down into a storage unit development.

Stacey Petersen – Asked for confirmation about zoning certain types of commercial businesses out of the code.

Shay Stark – There are possible legal ramifications in not permitting certain types of businesses, for example bars, strip clubs, tattoo parlors etc. The likelihood of having a law suit brought against the city to include a business like this is not likely, but can happen.

Another issue to discuss is the matter of outdoor lighting. Elk Ridge has a large contingency that fights any type of street lighting because they like the dark skies. Lighting in a commercial parking lot is necessary due to liability issues. There are a few requirements in the universal building code where there has to be lighting. The Planning Commission needs to be careful about what is added to the code concerning commercial buildings. Outdoor lighting could be low lighting and lights that are directed downward.

Stacey Petersen – Many of the mix use commercial buildings in Provo Riverwoods are vacant with paper covering the windows. That is a well shopped area: if mix use commercial buildings do not work in a busy area like Provo, how will they work in Elk Ridge?

Jared Barton – Asked if it is possible to write into the code something that would create a fund to take care of vacant commercial properties and whose responsibility is the upkeep on the vacant commercial properties. How can the Planning Commission be forward thinking in addressing the vacant property that sits there for years?

Jim Chase – The upkeep of vacant buildings would be enforced under the nuisance code. Otherwise, the Planning Commission would be telling a business owner how to run their business.

Shay Stark – The Planning Commission can write a very strict code but the problem is enforcement and the man power to enforce it evenly.

Jim Chase – The Planning Commission needs to be careful not to be over burdensome on the commercial code so that it makes it cost prohibitive for developers to build.

Stacey Petersen – The Planning Commission has made some headway in the direction the commercial code needs to go.

Shay Stark – Another matter to consider is signage and the lighting, placement, size and the number of commercial signs allowed. Shay Stark recommends the Planning Commission pay attention to commercial signage for the next few weeks.

Bruce Thorpe – The area on Elk Ridge Drive is a small commercial area so the Planning Commission may not want huge signs. The area on 11200 South could possibly turn in to a huge commercial strip, with McDonalds etc., the signage in that area would be different than it would be for Elk Ridge Dr.

Shay Stark – There are businesses that have to have certain signs outside to comply with industry law, such as gas stations. There are neon signs in the windows, like beer signs for example that businesses feel they need to promote their products.

Jared Barton – Asked Shay Stark about any setbacks from the back of a commercial property and if a barrier has to be built between the back of a business and a residential property.

Shay Stark – A commercial property can go all the way to the property line.

Jared Barton – Recommends that a buffer, such as a walk way or setback be required behind a commercial property.

Jim Chase – Will incorporate what was discussed tonight into a draft of the revised commercial codes.

Shay Stark – Shows the Planning Commission what the future annexation zone is for Elk Ridge City. This area is found in the Elk Ridge City general plan and also states the zoning for that area.

Stacey Petersen – The Planning Commission made some good process this evening in the direction of the commercial code. Recommends that the Planning Commission continue the discussion in November. Stacey asked that Jim Chase take a section at a time and email it to Laura, the Planning Commission Coordinator, to forward to all Planning Commission members, to review.

Shay Stark – Recommends that the Planning Commission specifically discuss the architectural design features first. Then move on to lighting, signage and landscape buffers in front and behind commercial buildings.

2. CITY COUNCIL UPDATE

No update to report

3. OTHER BUSINESS

Stacey Petersen – Stacey will be out of town on the next scheduled Planning Commission meeting and would like to move the November 10th meeting to the 17th. The Planning Commission members did not have any issues or conflicts, at this time and agreed to move the scheduled meeting to the 17th.

Royce Swensen – In order to move the November 10th meeting the Planning Commission will have to publish the cancellation of the November 10th meeting and publish and post the special meeting that will be held on November 17th.

JIM CHASE MOTIONED TO ADJOURN THE MEETING

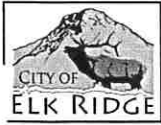
ADJOURNMENT – meeting adjourned at 8:56 pm


Planning Commission Coordinator

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

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NOTICE OF CANCELLATION 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. (48 hour notice)

- Meeting Date - **Thursday, November 10, 2016**
- 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

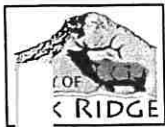
The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, the 7th day of November, 2016 and delivered to each member of the Planning Commission on the 7th day of November, 2016.

Planning Commission Coordinator: *Laura Oliver* Date: 7th day of November, 2016

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

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NOTICE OF PUBLIC HEARING AND 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. (48 hour notice)

- Meeting Date - **Thursday, October 27, 2016**
- 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

PUBLIC HEARING

1. Parkview Corner Preliminary Plat Approval..... see attachment
2. 10-15D-2 Performance Guarantee Amendment..... see attachment
3. Approve Minutes of September 8, 2016 Meeting..... see attachment

ITY 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, the 26 day of October, 2016 and delivered to each member of the Planning Commission on the 26 day of October, 2016.

Planning Commission Coordinator: *Lauren Quinn* Date: 26 day of October, 2016

ELK RIDGE PLANNING COMMISSION

October 27, 2016

TIME AND PLACE OF MEETING

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

ROLL CALL

Commissioners: David Clark, Jim Chase, Bruce Thorpe, Jared Barton
Absent: Stacey Petersen, Lisa Phillips, Colin Logue (Alternate),
Others: Mayor Ellis
Laura Oliver, *Planning Commission Coordinator*
Public: Ray Brown, Rosalie Hooks, Don Hooks

OPENING ITEMS

David Clark welcomed at 7:00 PM. Opening remarks were said by Bruce Thorpe followed by the pledge of allegiance.

JIM CHASE MOTIONED AND BRUCE THORPE SECONDED APPROVAL OF AGENDA. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) STACEY PETERSEN, LISA PHILLIPS, COLIN LOGUE (ALTERNATE).

PUBLIC HEARING AND ACTION

1. PARKVIEW CORNER PRELIMINARY PLAT APPROVAL

David Clark – Parkview Corner has been revised from a senior living twin home plan to 4 individual residential lots. Based on what the Planning Commission has reviewed on the preliminary maps, David Clark likes the revised development more than the original senior living twin home plan.

DAVID CLARK OPENED THE MEETING FOR PUBLIC COMMENT.

Raymond Brown – Mr. Brown served on the Planning Commission and City Council when the original preliminary plan was approved. He is unhappy with the change to large residential lots. The previous Planning Commission approved the original plan to maximize the use of the land. The entries would have been in the back of the development and not onto Elk Ridge Dr. Mr. Brown feels that when you have a big back yard, people junk them up with sheds, campers, and all kinds of stuff. In the original development the developer was going to put in a walking path and a gazebo, it was going to be beautiful. Mr. Brown thinks that the aesthetic value and the height of the homes will be a problem. The developer was going to put in 2 sets of twin homes with a single home on the corner. They were going to be single story homes. Mr. Brown does not think that this will be aesthetically as nice and they should be held to a little higher standard. The original plan was beautiful. You couldn't tell they were twin homes. Mr. Brown is sorry that that plan has changed.

Rosalie Hooks – Rosalie lives behind lots 2 and 3 of the Parkview Corner development. Rosalie is concerned about water runoff and if the land will remained sloped or will they bring in fill.

David Clark – The land will need to stay level with the road or they would have to have some type of retaining wall if they are going to build up the property. The building inspector is responsible at looking at the grade of the property. The water runoff has been a huge issue. The builder should definitely take that into account.

49 Rosalie Hooks – As you go down Park Drive and turn on Columbus, when it rains heavily, the rain goes past
50 Larsen's and goes right into Rosalie's yard. One of the reasons is because from Rosalie's home on down,
51 they put in curb and gutter. Larsen's were told that if they did not put in curb and gutter they would have to
52 put in a drainage ditch with gravel. They never put it in and the city never enforced it. Now when it rains it
53 goes through Larsen's yard and into Rosalie's and will go right into the lots behind her.

54 Raymond Brown – The water runoff might require another sump at Park and Columbus. Mr. Brown was on
55 the Planning Commission when the sump pumps were redesigned and they do work pretty good. There is
56 one on Magellan and Columbus.

57 David Clark – Elk Ridge City redid all the sumps about 2 years ago. The city had to resurge and rebuild the
58 sumps which was expensive. Dave Clark inquired as to how long ago Mr. Brown was on the Planning
59 Commission.

60 Jim Chase – The city has begun doing maintenance on the sumps again.

61 Raymond Brown – Mr. Brown was on the Planning Commission seven years ago. Also, when Mr. Wright
62 had this commercial development, he was going to build a privacy fence behind the development which
63 was going to be about 8 feet high. The developer was also supposed to widen the Elk Ridge Drive. Mr.
64 Brown hopes Dean Ingram, the current developer, is still going to build the privacy fence. Elk Ridge Drive
65 is screwed up. If you look at the schematics the road is all askew and needs to be redone and widened.
66 They used to do a thing called "build a road in 9 feet" which is half the road. Whoever was going to build
67 on Elk Ridge Dr. was supposed to fix the road. Mr. Brown did not see road repairs on the plans. The
68 Planning Commission rewrote the code so that the whole road is built. Now, whatever is built, you have to
69 build a full size road. When you come up and around Elk Ridge Drive, the road actually dog legs over and
70 is on Chad Browns property.

71 Dave Clark – Inquired as to whether Shay Stark has given any input on the property. Dave Clark doesn't
72 believe that someone can build up property and have the water drain on to someone else's property. Dave
73 Clark asked for clarification with Rosalie Hooks that her property is above the proposed development.

74 Rosalie Hooks – Rosalie confirmed that her home is above the development. Rosalie is also concerned with
75 the height of the new homes and is concerned that the new homes will block her view. Rosalie has a gorgeous
76 view of the golf course.

77 Dave Clark – Stated that he is sure that Rosalie Hooks will lose part of her view. One thing that is nice about
78 these new homes is that they are spread out. Dave commented that he thought the twin homes were 2 stories.

79 Rosalie Hooks – Rosalie confirmed that the twin homes were only single story.

80 Jim Chase – The Planning Commission did look at this land for senior housing but the code changed and the
81 senior housing no longer fit in the area. The road was going to be in the back but the code change would
82 not allow it now. The Planning Commission didn't hear anything for some time regarding the development
83 until just recently.

84 Rosalie Hooks – Asked what would be the maximum height of the homes allowed.

85 Jim Chase – Stated the maximum height allowed for the new homes is 35 feet.

86 Dave Clark – Agreed with Jim Chase that 35 feet is the maximum height allowable. Although with the slope of
87 the land, the setbacks and the size of the lots, the homes will be a considerable distance away. There is no
88 guarantee of what the existing homes view is going to be after the new homes are built. Dave Clark thinks
89 considering the size of the lots, the homes built in the development are not going to be cheap homes.

90 Rosalie Hooks – Rosalie's home is between lots 2 and 3 and depending where the homes are built, they might,
91 hopefully, be in between the homes.

92 Dave Clark – There are no guarantees on where the homes will be or how the views will be, but there are
93 certain restrictions and setbacks that the developers have to follow, but beyond that, the developers can
94 make their own decisions depending to what costs they want to incur.

95 Rosalie Hooks – The water drainage is a problem.

Dave Clark– The water drainage will affect the new development more than Rosalie’s home. The drainage report looks like everything is in order. There is a matter of the road issue that Mr. Brown brought up. Dave Clark wants to revisit the code and look in to the road issue.

David Clark – Believes the Planning Commission can move forward with approving the Parkview Corner preliminary plat with the contingency that the road and drainage issue be evaluated.

Raymond Brown – Believes the Planning Commission needs to get Dean Ingram, the developer, to put in a sump at Park Drive and Columbus.

David Clark –Believes that the drainage matters have been looked at. He read the drainage report out loud, to the Planning Commission and the Public, about the 2 sumps that will be put in and the runoff water drainage plan.

Raymond Brown – Everyone put in their own money to put in the curb and gutter except for Larsen’s.

David Clark – The city needs to look into the Larsen’s drainage issue.

Rosalie Hooks – The city at the time promised the Hooks and the neighbors that they would make the Larsen’s put in the drainage ditch. Rosalie spent \$2000 as well as everyone else on curb and gutter.

David Clark – The Planning Commission will definitely follow up with the Mayor on the Larsen’s drainage ditch.

Raymond Brown – Anytime a developer can help the city they should.

The public hearing closed is now closed.

BRUCE THORPE MOTIONS TO APPROVE THE PARKVIEW CORNER PRELIMINARY PLAT WITH THE EXCEPTION THAT THE ROAD AND DRAINAGE ISSUES BE ADDRESSED. JIM CHASE SECONDS THE MOTION. VOTE: YES ALL (4), NO - NONE, ABSENT – (3) STACEY PETERSEN, LISA PHILLIPS, COLIN LOGUE (ALTERNATE).

2. PROPOSED AMENDMENT 10-15D-2 PERFORMANCE GUARANTEE

David Clark – It is proposed that the Elk Ridge City code 10-15D-2 be amended as follows:

All required improvements not in place prior to the approval of the final plat by the city council shall be installed by the sub-divider ~~prior to the October 1 next following the date of final plat approval~~ owner one year from the date of final plat approval by city council; provided, however, that upon a showing of good and sufficient cause (i.e., weather related lateness due to the season in which final approval is granted, unexpected delays, etc.), the city council may extend the date of completion or authorize a longer period of time for no longer than six additional months for completing construction of part or all of the uncompleted improvements ~~to a date not more distant than July 1 of the next succeeding year.~~ (Ord. ----)

DAVID CLARK OPENED THE MEETING FOR PUBLIC COMMENT

No public comment at this time public hearing closed.

JIM CHASE MOTIONS TO APPROVE PROPOSED AMENDMENT 10-15D-2 PERFORMANCE GUARANTEE AS STATED. JARED BARTON SECONDS. VOTE: YES ALL (4), NO - NONE, ABSENT – (3) STACEY PETERSEN, LISA PHILLIPS, COLIN LOGUE (ALTERNATE).

3. Approve Minutes of September 8, 2016 Meeting

Bruce Thorpe – On line 68 and 69 the words *residence* should be changed to *residents*. On line 165 should be *not be a church built*, add the word *a*. On line 217 remove one of the *its*. Bruce Thorpe asked for clarification on the word fourplex and if the buildings should this be called something else.

Jim Chase – Lee Haskell refers to them as a fourplex because he plans on having four businesses on the bottom in each building.

Jim Chase – Asked for clarification on line 85 as to whether Lee Haskell said that he was going to build on the southwest corner first.

Laura Oliver – Lee Haskell said he wanted to build the whole corner first. He did not mention a direction.

Mayor Ellis – Stated to put what is on the recording.

Jim Chase – Line 172 change from Gregg *Thorpe* to Gregg *Anderson*.

BRUCE THORPE MOTIONS TO APPROVE MINUTES OF SEPTEMBER 8, 2016 MEETING AS STATED WITH THE EXCEPTIONS AS NOTED. JARED BARTON SECONDED THE MOTION YES ALL (4), NO- NONE, ABSENT – (3) STACEY PETERSEN, LISA PHILLIPS, COLIN LOGUE (ALTERNATE).

4. CITY COUNCIL UPDATE

No update to report

5. OTHER BUSINESS

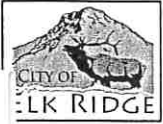
Nothing to Report

JIM CHASE MOTIONED TO ADJOURN THE MEETING

ADJOURNMENT – meeting adjourned at 7:50 pm



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 HEARING AND 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. (48 hour notice)

- Meeting Date - **Thursday, November 17, 2016**
- 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

PUBLIC HEARING

1. Rezoning of City Property Parcel Number 30:074:0129.....see attachment
2. Approve Minutes of September 22, 2016 Meeting..... see attachment
3. Approve Minutes of October 13, 2016 Meeting..... see attachment
4. Approve Minutes of October 27, 2016 Meeting.....see attachment

DISCUSSION ITEMS

5. Commercial Sign Ordinance.....see attachment
6. Commercial Code.....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, the 16 day of November, 2016 and delivered to each member of the Planning Commission on the 16 day of November, 2016.

Planning Commission Coordinator: Laura Oliver Date: 16 day of November, 2016

48 Shay Stark – Confirmed that it is the City Council that has put this back on the Planning
49 Commission's agenda. It is not due to a previous deadline. The City Council is actively
50 moving on this and would like the Planning Commission's input on this matter.

51 Stacey Petersen – Asked if the sale of this property is to balance the budget or because this is the
52 best use of this land.

53 Shay Stark – Is unable to answer that question at this time. Initially when the rezoning of this
54 property was discussed it was for budgetary purposes. This property was bought at a very
55 premium price. The city does have a fairly large bond on this property. Selling the property
56 would enable the city to pay off this bond. Shay Stark asked for clarification from Royce
57 Swensen, City Recorder, what the annual payment was on the bond.

58 Royce Swensen – Elk Ridge City pays \$70,000 once a year on the bond.

59 David Clark – Asked how much the total bond was for.

60 Shay Stark – The bond was for around 1 million dollars.

61 Bruce Thorpe – Asked what the outstanding balance on the bond is currently.

62 Shay Stark – Estimated the balance to be half a million dollars.

63 Bruce Thorpe – Asked if it was known how the City Council is planning to use the money from
64 the sale of the property.

65 Shay Stark – There has not been any plan finalized for any money made from the sale the land.

66 Bruce Thorpe – Asked if there is a plan for the rest of the land that the city owns there.

67 Shay Stark – The city, at this time, would like to leave this area open. There are a few City
68 Council members that would like to have a new city center with more offices, and an event
69 center that could be rented. The park is still on the table. The reality is that the budget cannot
70 handle the amount of open space and parks.

71 Jim Chase – The property, if sold, will bring down the debt considerably. The City Council
72 thinks it will take the sale of 1 improved lot to pay for the improvements of all 4 lots. The 3
73 remaining lots, sold at 100 - 125k, paid on the balance of the loan, will bring it down
74 considerably, but it will still be 2 or 3 years before the loan is paid off. The \$70,000
75 payment will not go away, it is a non-negotiable, fixed payment.

77 **STACEY PETERSEN OPENED THE MEETING FOR PUBLIC COMMENT.**

79 David Cherrington - Asked if the city had thought about selling the property on the corner (at the
80 roundabout) that had been donated to the city.

81 Shay Stark – State Law prohibits the sale of property that is donated to a city. Property that has
82 been donated to a public entity cannot sell that property for 15 years. After 15 years the city
83 can sell the property but the city would still have to go through a lot of red tape.

84 Bruce Thorpe – Asked if the property on the corner had been donated or if the city had picked it
85 up during a bankruptcy.

86 Shay Stark – The property on the corner was dedicated to Elk Ridge City.

87 Tonya Cherrington – The Cherrington's home is right across the street from this parcel. Their
88 home will be the most affected by rezoning this parcel as residential. Tonya asked if there are
89 any building requirements that would regulate the height of the homes. Her view will be
90 completely blocked. They purchased and designed their home accordingly because they were
91 told that the area across from their home was going to be a park. If a huge, tall home is built
92 across from their home, that is all they will have, a view of that home. Not everyone cares
93 about a view but the Cherrington's were told, in the beginning, that there was going to be a
94 park there. The Cherrington's saw a drawing of the park and they feel that the Planning
95 Commission and the city is not taking into consideration what the neighboring home owners
96 were told in the beginning when they bought their lots. The Cherrington's and their

neighbors have tried to beautify Elk Ridge with their lots and now it's almost like the city's problem has become their problem.

David Clark – Asked about the elevation of the land on the other side of the street from the Cherrington's and if a one story home was built there would they have a view.

David Cherrington – A one story home will block their view completely.

Shay Stark – The building code has a 35 feet maximum height restriction. Homes that are built on grades would use the average of the front and the back of the home. You won't have 35 feet in the front, it's going to be an average between the front and the back. With 2 stories and with the modern high pitched roofs they can get pretty high, which is still in line with the code. Also, the house will sit above the ground for drainage.

Tonya Cherrington – Asked if the city can sell the property on Goosenest Drive instead of this parcel, then the city wouldn't block anyone's views.

Andi Thorpe – Feels that this is all a little premature to even make these types of decisions because the city doesn't know what size it wants to make the community center, the shape of the lots, etc. She is not convinced that the sale of 1 lot would then pay for all 4 lots for several reasons: 1) There is no guarantee what the city is going to do with the property behind them. As lot views she doesn't think that is a good guarantee at all. Usually people will come around and talk to the neighbors and they will tell them there is no guarantee. There is no guarantee the city is going to get the kind of money they are talking about. She would like to see an economic feasibility study on that. 2) There is not a statement of where that money is going. It is so ambiguous. Why is the city selling this parcel if they do not have a distinct plan for the money? It seems like the city is putting the cart before the ox. The city should have a plan for the land before the city starts giving away land that it might need.

David Clark – That is exactly what the Planning Commission is doing. The Planning Commission hasn't made any decisions. The Planning Commission is opening it up to the public to make sure that the Planning Commission can make an educated decision and be able to take everything in to consideration.

Billie Robbins – The public is frustrated because their understanding is that there was going to be a park. They thought they had voted, but maybe they thought the survey was the vote. There is a huge misunderstanding. The homes owners were very obviously misled. A park was a huge selling point for all of them. That is why the Robbin's bought where they did. Billie is a principle at an elementary school. People rent the elementary school's fields for boat loads of money. The city could put in soccer fields and rent them out to Accelerated Soccer, baseball etc. for lots of money. If the city can get a Park & Rec like Salem, and Spanish Fork the city can bring in lots of money. If the city can get someone in here to run a Park & Rec., the way it should be ran, the city can make a lot of money. Yes, the city would have to pay a Matt Marzel but look what he has done, he has tripled Salem's income

Stacey Petersen – Some numbers about that would be very helpful for the City Council to have. Thank you for your input.

Brian Burke – A few years ago under Mayor Shelley, he thought that the City Council had decided to sell that property on the corner and dismantle the house and asked if the Planning Commission could bring him up to speed on that.

Shay Stark – There has not been any movement on that property by the City Council.

Josh Boehler – He lives in that subdivision as well. He has a couple of little girls and there are a few other young children in the neighborhood. It is hard for their family to access any recreation in their subdivision. They have to climb up the big hill or drive to another park in the area. He is personally against the rezoning. He also thinks they have overestimated the value of the lots. He would like to keep the lots for recreation.

Court Tuttle – He lives next to the parcels and he is against rezoning the property. If the Planning Commission wants to see how views will be blocked, they can look at his home.

His concerns are like everyone else that has spoken. It was represented to him that this land would be a park. He bought his land based on that. He talk to Mayor Shelly and the city personnel and Mayor Shelley told him just this past summer that the city was going to start to put in the park. Another concern is the city doesn't know what they are going to use that money for. He agreed with Josh Boehler that the city is over shooting on what those lots are worth, as being someone who bought the exact same lot.

Stacey Petersen – Encouraged all present to talk to the City Council.

Brett Robbins - He lives right across the street from where these homes are going be built. The reason they bought their lot is because one of the council member's, who is still a council member, had it on his Facebook Page (he recently had to change it to an Unofficial Facebook page) had the plans for the park on the Facebook page. He is not in favor of rezoning the land. The neighborhood will more than likely turn into Arive Homes, he (Dean Ingram) owns Elk Ridge and controls City Council.

Dave Clark – Assured the public that Dean Ingram did not control the Planning Commission.

STACEY PETERSEN CLOSED THE PUBLIC HEARING

David Clark – Inquired as to what the General Plan says the parcel is slated as.

Shay Stark – The General Plan shows a park in this area.

Billie Robbins – Nebo School district will bond to build a middle school around 2018 along with a park in Elk Ridge City. She asked if the city would get more money because a school will be coming in.

Shay Stark – A school does not benefit a city financially at all.

David Clark – Asked for clarification as to whether the survey showed if less open space was wanted.

Shay Stark – The most current survey showed more park and open space was wanted but the survey also showed that very few wanted to pay more in taxes.

David Cherrington – Asked where all the impact fees were going with all the homes being built.

Shay Stark – Explained where and how the impact fees are distributed.

Stacey Petersen – Strongly urged everyone in attendance to attend City Council meetings. She asked all Planning Commission members to share their thoughts.

Jared Peterson – He is torn. He looks at this as a standard property rights issue. From a property rights stand point, if this property was owned by a farmer, the farmer would be able to do what he wanted with it. Since it is the city that owns it, the city has to follow certain protocol. You have to look at both sides. He does not see a problem with rezoning this land to residential, but on the other hand, it is public use on the general plan. In listening to the input here from the public, this land has been represented as something. When he moved in to Elk Ridge, David Clark's whole development was not there (Elk Ridge Meadows 1). This development where the parcel is, wasn't here. Development happens and the only way to prevent it is to buy the property yourself.

Shay Stark – Public use means any of public facility can be built.

Stacey Petersen – The only thing that the city has, that the other property owners do not have, is that there is a General Plan, and the Planning Commission has to base the decision on that. The city talked heavily about a park. It was on the web site and you could choose which park you liked better. That plan has changed since then, which is the nature of public lands.

David Clark – The General Plan is not set in stone.

Shay Stark – And that is why the Planning Commission has to go through this discussion. What is being asked here is to amend the General Plan.

195 Bruce Thorpe – Asked if the Planning Commission does not recommend that the City Council
196 move forward with rezoning the parcel from public use to residential, can the City Council
197 go ahead with it anyhow.

198 Shay Stark – Confirmed, yes, the City Council can rezone it anyhow. The Planning Commission
199 gives a recommendation to the City Council and the City Council then decides.

200 David Clark – He has learned that the General Plan is nothing more than an idea. He got on the
201 Planning Commission because he felt like he needed to do something because development
202 was happening around him. He has sat through many meetings with this same topic and there
203 is nothing that guarantees a view. He feels it is frustrating. Before he built his house he
204 looked at the General Plan, talked to neighbors, went to the schools and churches and the
205 General Plan has totally changed. He also agrees that if this were a farmer selling these lots,
206 he would have every right to do with his property what he wants.

207 Bruce Thorpe – He can see the financial benefit that the city has in selling the property, but the
208 Planning Commission does not know what the plan is for the use of the money and maybe
209 this is not the highest and best use of the land. To some degree, he believes that the Planning
210 Commission's job is to represent the feelings of the community. He is not a disinterested
211 party, his lot backs up to this parcel in question. He did the same thing that the rest of the
212 neighboring residents did in talking to the city on several occasions. There were no promises.
213 The city made sure that there were no guarantees, but on the other hand, when you go into
214 the city office enough times, one gets comfortable in what is going to happen. There were no
215 mentions of any alternative purpose for that property. The city even came and bulldozed a
216 hill on the lot. Bruce asked the man who was supervising, who was the City Council member
217 over parks, what was going on and that City Council member said the city was getting ready
218 to put in the park. To some degree he wants to represent the community's feelings to the
219 City Council and maybe this isn't the best and highest use of this land and that the city needs
220 to go back to the original plan and keep the open spaces, splash pad, or something that would
221 be unique to Elk Ridge and make it a place where people would want to come. He is
222 interested in Billie Robbins idea of leasing park land out and wondered if she could get the
223 figures on this.

224 David Clark – He would like to know if it would be cheaper to outsource park maintenance to
225 save money.

226 Shay Stark – The city looked into having park maintenance outsourced and it was actually more
227 expensive.

228 Stacey Peterson – Feels that the Planning Commission needs more information on the parcel.

229 Jim Chase – He has mixed feelings on this as well and the general indecision on the land. He
230 feels that there needs to be more of a plan before the city sells that land. The city needs to
231 look at the bigger plan. A view has no value, it's nice to have but it is not guaranteed. You
232 cannot buy a view unless you own the land so your view cannot be blocked. Building on
233 Goosenest instead would just block someone else's view. His biggest concern that has been
234 brought up tonight is there is no plan or decision on what the city is going to do with the
235 money when they sell it. The recommendation for parks is 13 acres for every 1000 – 1200
236 people, we are below that acreage. The survey said that people want more parks. When more
237 people come into the city there is going to be more pressure on the existing parks. Down the
238 road when these kids grow up there is going to be an outcry for more parks and why the city
239 didn't create the parks when the city had the ground. He would like more input and
240 assurances on where the money is going to go before the Planning Commission sends a
241 recommendation to the City Council to sell these lots.

242 David Clark – The city bought this land for a million dollars, what was the plan for this land
243 then? He feels like the city should stick with that plan.

Jared Barton – He feels that the city has a big problem with the \$70,000 yearly bond payment. The city cannot continue to afford to pay that and needs to do something about that. It is not being paid off. The park was a theory, an idea, but, until the City Council gives the Planning Commission a better plan on what the city is committed to, then the Planning Commission cannot approve the rezoning. He is fine leaving it as it is but he is in favor in the city doing something to get rid of the bond. The sale of this property would help in a large way. A valuation needs to be done on the property.

David Clark – Worst case scenario: if the city can't sell the lots and the city wants to recoup the city's loss then they could try to rezone this parcel commercial. The city is backed into a corner and they do not have a lot of options. No matter what option the city chooses they are going to ruffle someone's feathers.

Bruce Thorpe – Asked for confirmation from Royce Swensen that the city is making the \$70,000 payment and that the payment is budgeted for.

Royce Swenson – Yes, the city is able to make those payments and it has been budgeted for.

Jared Barton – The city has a lot of equipment that is getting old. There was a discussion about raising taxes and the city has a \$70,000 payment that they, potentially, have a way to pay off. One thing will impact few or one thing will impact everyone.

Stacey Petersen – The bottom line is that the Planning Commission wants a plan.

Shay Stark – The Planning Commission can table this discussion until next time and asked the City Council to clarify what this money is going to be used for. It looks to Shay Stark that the whole Planning Commission would like more information about what direction the City Council would like to go with this and from the financial side of it he thinks it is wise to button that down. The city was supposed to be updating the General Plan right now since the survey results were completed. There have been some big fires that have delayed those updates. The General Plan is to be updated every 5 years. If no substantial physical action happens on a property, those plans can change. The Planning Commission is only concerned about sending a recommendation on the property. The Planning Commission is a land use board and not a financial board. If the Planning Commission sends a recommendation of no with their explanation tonight then the City Council may come back with answers to the Planning Commission's questions. If the Planning Commission tables it and asks for that information then he is not sure where the matter will go.

Jared Barton – Thinks that the matter should be tabled.

David Clark – Thinks that the Planning Commission should say no. The city should stick with the plan, whether it is building a city building there or a park.

**JARED PETERSON MOTIONS TO RECOMMEND THE PLANNING COMMISSION
TEL THE CITY COUNCIL NO TO REZONING THE PARCELS, THE CITY NEEDS
TO STICK TO THE CITY GENERAL PLAN. JIM CHASE SECONDS THE MOTION.
VOTE: YES ALL (6), NO- NONE, ABSENT – (2) COLIN LOGUE (ALTERNATE),
LISA PHILLIPS.**

2. APPROVE MINUTES OF SEPTEMBER 22, 2016

**JIM CHASE MOTIONS TO APPROVE THE MINUTES FOR SEPTEMBER 22, 2016,
WITH ONE EXCEPTION - LINE 51 DAVID CHURCH CHANGED TO BRITTANY
THOMPSON. DAVID CLARK SECONDS. YES (5), NO - NONE, ONE (1) ABSTAIN –
JARED PETERSEN. ABSENT – (2) LISA PHILLIPS, COLIN LOGUE
(ALTERNATE).**

3. APPROVE MINUTES OF OCTOBER 13, 2016

DAVID CLARK MOTIONS TO APPROVE THE MINUTES FOR OCTOBER 13, 2016, WITH ONE EXCEPTION - LINE #42 INCASE CHANGED TO IN CASE. STACEY PETERSEN SECONDS. YES - (5), NO - NONE, ABSTAIN- JARED PETERSON. ABSENT – (2) LISA PHILLIPS, COLIN LOGUE (ATLTERNATE).

4. APPROVE MINUTES OF OCTOBER 27, 2016

BRUCE THORPE MOTIONS TO APPROVE THE MINUTES FOR OCTOBER 27, 2016, AS WRITTEN. JIM CHASE SECONDS. YES - (5), NO - NONE, ABSTAIN – JARED PETERSON. ABSENT – (2) LISA PHILLIPS, COLIN LOGUE (ATLTERNATE).

DISCUSSION ITEMS

5. COMMERCIAL SIGN ORDINANCE

Shay Stark – Because of the large scope of this amendment the City attorney will be asked to review it for guidance. Jim Chase has put together a draft of the amendments to the signage code. Shay did not see anything in the draft that could be a problem. The only issue Shay sees is in being able enforce it.

Jared Barton – Asked if it was possible to write the signage code more simply.

Shay Stark – In land use issues if something is vague in the law and the court deems that it is vague, the courts will automatically rule in favor of the home/business owner.

Discussion ensued on backlighting, school signs, state code, and how much commercially zoned land does the city really have and would the city need a lengthy commercial signage code.

Jared Peterson – Recommended that the Planning Commission define what sign a business can do instead of what they cannot do, like Thanksgiving Point. A business can only put in a certain type of sign and everything else is not permitted.

Shay Stark – Believes that it is legal to do that. There are going to be businesses that will not come here because they cannot get the signage the business needs. It may be necessary to state what the criteria would be for consideration for an exception.

Discussion ensued on criteria and restrictions.

Shay Stark – Suggested that the Planning Commission drive through Thanksgiving Point to view the signage.

Jared Peterson - Will see if he can get a copy of the signage code used by Thanksgiving Point. The Planning Commission will look into going in the direction of what signage is allowed instead of what is not allowed.

6. COMMERICAL CODE

Stacey Petersen – Tabled the discussion due to the late time.

7. CITY COUNCIL UPDATE

No update to report

8. OTHER BUSINESS

Nothing to Report

DAVID CLARK MOTIONED TO ADJOURN THE MEETING

ADJOURNMENT – meeting adjourned at 9:27 pm


Planning Commission Coordinator

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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, 8 December 2016**
- 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, 5th December 2016 and delivered to each member of the Planning Commission on 5th December 2016.

Planning Commission Coordinator:  Date: 5th December 2016

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