



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

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

### **NOTICE OF PUBLIC MEETING**

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

- Meeting Date - **Thursday, January 11, 2018**
- Meeting Time - **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

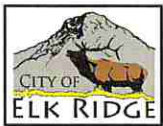
### **COMMISSION MEETING AGENDA**

#### **CANCELLED**

#### **CERTIFICATION**

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, the 10th day of January, 2018 and delivered to each member of the Planning Commission on the 10th day of January 2018.

Planning Commission Coordinator: *Laura Oliver* Date: 10th day of January 2018



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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 hearing and public meeting at the date, time, and place listed below. Handicap access is available upon request. (48 hours notice)

- Meeting Date - **Thursday, January 25, 2017**
- 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. General Plan
2. Amendment of the Development Code Section 10-15C-2

*see attachment*

*see attachment*

##### **PLANNING COMMISSION ACTION ITEMS**

3. Approval of October 12, 2017 Minutes

*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 24<sup>th</sup> day of January, 2018 and delivered to each member of the Planning Commission on the 24<sup>th</sup> day of January 2017.

Planning Commission Coordinator:

*Laura Oliver*

Date: 24<sup>th</sup> day of January 2018

1 **ELK RIDGE PLANNING COMMISSION**

2 **January 25, 2018**

3  
4 **TIME AND PLACE OF MEETING**

5 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, January  
6 25, 2018, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

7  
8 **ROLL CALL**

9 *Commissioners:* Jim Chase- Temporary Chair, Bruce Thorpe, Wayne Jones, Shawn Ram, Jared Barton  
10 *Others:* Royce Swensen *City Controller*, Jared Peterson, *City Council*, Laura Oliver, *Planning*  
11 *Commission Coordinator*  
12 *Public:* Steven Jones, Robert Paxton, David Cline, Robert Strang, Max Staheli

13  
14 **OPENING ITEMS**

15 Jim Chase welcomed at 7:00 PM. Opening remarks were said by Wayne Jones followed by the pledge  
16 of allegiance.

17  
18 **WAYNE JONES MOTIONED TO APPROVE THE AGENDA JARED BARTON**  
19 **SECONDED: VOTE YES - ALL (5), NO - (0)**  
20

21 **PUBLIC HEARING AND ACTION**

22  
23 **1. GENERAL PLAN**

24 Shay Stark gave a brief overview of Elk Ridge and the changes and growth it has experienced. He pointed  
25 out the areas that are left to develop, which is the south end of the city. He went over the proposed  
26 changes to the General Plan since the Planning Commission had last seen it, that being the zoning  
27 change from Hillside Residential 1 to Critical Environment. Because of the change in the animal code  
28 it is proposed that RR 1 be changed to R&L 20,000 since they now have the same requirements.  
29 Change the annexation area on the corner of Elk Ridge Dr. and 11200 to commercial with a buffer and  
30 R-15,000 residential around it. The PUD was removed from the code last week. The R-12,000 is only  
31 for Bella Vista Dr. The additions to the are the trail and park on the south end have been placed on the  
32 map to connect the trail system to the Four Bay area and Loafer Canyon Road shows a possible future  
33 natural trail along the road.

34  
35 Jim Chase opened the public hearing

36 David Cline stated that he disagrees with the slopes being 20%. He pointed his property out on the  
37 map stating that it is. The areas to the south are steeper. He is concerned with the zoning/density  
38 change.

39 Robert Strang stated that economically that if you restrict the lots to 5 or 2 1/2 acres it might and  
40 well be in the county. It really creates a feasibility issue bringing roads in and making the 2  
41 access points. The zoning it has now combined with clustering will still create a good feel. He is  
42 concerned about the density change.

43 Bob Paxton stated that if you look at a monetary view the smaller lots will generate more revenue  
44 for the city. The 1 acre lot makes it more accessible for the average person, not just the wealthy.  
45 They purchased their property because the zone was based on a 1 acre lot and would like it to  
46 remain HR-1.

47 Jim Chase closed the public hearing.

48 Bruce Thorpe asked how long the HR-1 zone had been in place.

49 Shay Stark stated that it has been on place at least a decade

Max Staheli stated that it came into the city with the HR-1 zone. He gave a brief history of the landowners.

Bruce Thorpe asked why there is an interest in changing the zone now.

Shay Stark stated the residents, the mayor, the city council want the mountainside to be mountainside and not have it covered with homes. They want to have open space, and access to trails and public lands.

Wayne Jones asked if there would be any negative impacts to the city with the 1 acre lots.

Shay Stark stated in adding the cluster overlay zone directly into the code it would be beneficial to the city with road maintenance etc.

Jim Chase stated that he thought that the areas with the grades with 6-8% grades should stay in the HR-1 zone but the zone doesn't allow for clustering

Shay Stark stated that his proposal would be get rid of the overlays and add the option to cluster right into the code. This would save a step and be an incentive to clustering

Bruce Thorpe stated that the sensitive area maps needs to be updated. There is a discrepancy with what the map says and the land owners say.

Shay Stark stated that the city would have to have the area surveyed in order to do that. The TOPO was done by Mountain Lands originally and do not have the data in order to change this.

Discussion ensued on the grades and the maps

Jim Chase asked if there were any comments from the Commission on annexation section.

No comments

Jim Chase asked if there were any comments on the economics section

Jared Barton stated that he did not think that there should be an economics section since there is no commercial.

Bruce Thorpe stated that the first paragraph needed to be reworded slightly.

Jim Chase asked about the change in mix use developments being taken out of the general plan.

Shay Stark stated that the Mayor in his rewrite of the General Plan came to the conclusion that residential is used to keep the commercial spaces successful and there is no incentive to keep the commercial viable.

Discussion ensued on commercial being viable in Elk Ridge.

**JARED BARTON MOTIONED TO TABLE THE GENERAL PLAN DECISION  
BRUCE THORPE SECONDED: VOTE YES - ALL (5), NO - (0),**

**2. AMENDMENT OF THE DEVELOPMENT CODE SECTION 10-15C-2**

Shay Stark stated the development section has code regarding new streets but does not have anything concerning existing streets. This clarifies requirements for existing streets or right of ways for the replacement and repair of the existing streets.

Jim Chase opened public hearing

Jim Chase closed public hearing

**BRUCE THORPE MOTION TO APPROVE THE AMENDMENT OF THE  
DEVELOPMENT CODE SECTION 10-15C-2 WAYNE JONES SECONDED: VOTE  
YES - ALL (5), NO - (0),**

**PLANNING COMMISSION ACTION ITEMS**

**3. Approval of October 12, 2017 Minutes**

Bruce Thorpe page 1 line 29 change to residential on top of commercial.

Jim Chase page 1 line 40 change pre to per.

Line page 1 42 put conditional use permit in parenthesis after CUP  
Line 62 page 2 change zones to zoned.

**SHAWN RAM MOTION TO APPROVE THE PLANNING COMMISSION MINUTES  
FOR OCTOBER 12, 2017 WITH THE NOTED CHANGES SECONDED: VOTE YES -  
ALL (5), NO – (0),**

**CITY COUNCIL UPDATE**

No Council update

**OTHER BUSINESS**

No other business

**JARED BARTON MOTIONED TO ADJOURN THE MEETING SECONDED BY JIM  
CHASE**

**ADJOURNMENT** – meeting adjourned at 8:54 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 public meeting at the date, time, and place listed below. Handicap access is available upon request. (48 hours notice)

- Meeting Date - **Thursday, February 8, 2018**
- 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 PLANNING COMMISSION ACTION ITEMS**

1. Nomination and Voting for Planning Commission Chair and Co-Chair
2. Harrison Heights Phase 12 Final Approval
3. General Plan Decision

*see attachment*

*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 7<sup>th</sup> day of February, 2018 and delivered to each member of the Planning Commission on the 7<sup>th</sup> day of February 2018.

Planning Commission Coordinator: *Laura Oliver* Date: 7<sup>th</sup> day of February 2018

1 **ELK RIDGE PLANNING COMMISSION**

2 **February 8, 2018**

3  
4 **TIME AND PLACE OF MEETING**

5 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, February 8,  
6 2018, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

7  
8 **ROLL CALL**

9 *Commissioners:* Jim Chase - Temporary Chair, Bruce Thorpe, Shawn Ram, Darren Hinton, Absent- Jared  
10 Barton and Wayne Jones  
11 *Others:* Royce Swensen *City Controller*, Jared Peterson, *City Council*, Laura Oliver *Planning*  
12 *Commission Coordinator* Nelson Abbott, *City Council*  
13 *Public:* Robert Paxton,  
14

15 **OPENING ITEMS**

16 Jim Chase welcomed at 7:00 PM. Opening remarks were said by Shawn Ram followed by the pledge of  
17 allegiance.

18  
19 **SHAWN RAM MOTIONED TO APPROVE THE AGENDA BRUCE THORPE**  
20 **SECONDED.**

21 **VOTE: YES - ALL (4), NO – (0) APPROVED** Absent - Jared Barton and Wayne Jones  
22

23 **1. NOMINATION AND VOTING FOR PLANNING COMMISSION CHAIR AND CO-CHAIR**

24  
25 Jim Chase opened up the nominations for Chair and Co-Chair to the commission.

26  
27 Chair:

28 **BRUCE THORPE NOMINATED JIM CHASE AS PLANNING COMMISSION CHAIR SHAWN RAM**  
29 **SECONDED.**

30 **VOTE: YES (4) NO (0) APPROVED** Absent - Jared Barton and Wayne Jones  
31

32 Co-Chair:

33 **SHAWN RAM NOMINATED BRUCE THORPE AS PLANNING COMMISSION CO-CHAIR**  
34 **DARREN HINTON SECONDED.**

35 **VOTE: YES (4) NO (0) APPROVED** Absent - Jared Barton and Wayne Jones  
36

37 **2. HARRISON HEIGHTS PHASE 12 FINAL APPROVAL**

38 Shay Stark stated that this is the final phase of the Harrison Heights Subdivision. This is located on Whitney  
39 Way which will tie in with Elk Ridge Dr. via Cottontail Way below the roundabout.

40 Jim Chase stated that stops signs are missing on Star Lane, Whitney Way and Cottontail Way and Elk Ridge  
41 Dr.

42 Shay Stark stated that he will find out which direction the signs will face for Star Lane and have the plans  
43 revised to show all of the stop signs.

44 Jim Chase stated that on the Details page the concrete collars need to be shown on the sewer openings.  
45

46 **SHAWN RAM MOTIONED TO APPROVE THE FINAL PLANS FOR HARRISON HEIGHTS PHASE**  
47 **12 CONTINGENT UPON THE STREET SIGNS AND CEMENTS COLLARS ON THE MANHOLES**  
48 **BEING ADDED APPROPRIATELY TO THE PLANS BRUCE THORPE SECONDED.**

49 **VOTE: YES (4) NO (0) APPROVED** Absent - Jared Barton and Wayne Jones  
50

51 **3. GENERAL PLAN DECISION**

52 Shay Stark stated that the Planning Commission was presented the General Plan during the last  
53 meeting. There was a question regarding roads that was not addressed. The transportation plan  
54 shows 2 roads going into the south end. In the event of fire or an emergency the city wanted 2 ways  
55 in and out of the south end, which is in the city code. Canyon View can possibly be realigned and

56 extended to be a 3<sup>rd</sup> exit/entrance. Shay would like to show that on the map. The exact placement of  
57 the roads will be up to the developer but the General Plan needs to show the routes.

58 Discussion ensued on the differences between CE1, CE2, CE3 and HR1 and density. Reasons for  
59 changing the zoning is 1. What does the Planning Commission want the area to look like: density or  
60 open space? 2. Better use of roads and less infrastructure to maintain. There is no pressure in  
61 changing the zone but the mountainside is a clean slate. Does the city proceed with density like the  
62 rest of the city or try something different to preserve the mountainside?

63 Jim Chase stated that he would prefer to see the CE1 zone with 4 acre parcels; 1 lot per 4 acres or if  
64 clustered than 1 lot per acre. That gives the current HR1 landowners the option of 1 acre lots they  
65 currently have. Bruce Thorpe asked the landowners what they thought of the clustering. Robert  
66 Strang and Robert Paxton, landowners, like the clustering and thought it would work well with the  
67 infrastructure and the land. Nelson Abbott, City Council stated that density needed to be kept in  
68 mind because the Capital Facility Plan is based on X number of sewer connections, and the sewer  
69 connections were pre-negotiated with Payson. If the south becomes denser than was originally  
70 calculated, the city would run out of sewer connections.

71 Shay Stark stated that there will be legislative changes to the Moderate Income Housing so that  
72 section of the General Plan will be updated when those changes have been finalized by the  
73 Legislature.

74  
75 **BRUCE THORPE MOTIONED TO TABLE THE GENERAL PLAN UNTIL PLANNING**  
76 **COMMISSION RECEIVES THE REVISION OF THE CE1 ZONE SHAWN RAM**  
77 **SECONDED.**

78 **VOTE: YES (4) NO (0) APPROVED.** Absent - Jared Barton and Wayne Jones  
79

80 **CITY COUNCIL UPDATE**

81 No Council update  
82

83 **OTHER BUSINESS**

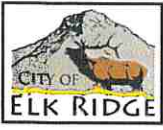
84 No other business  
85

86 **SHAWN RAM MOTIONED TO ADJOURN THE MEETING**  
87

88 **ADJOURNMENT** – meeting adjourned at 8:22 pm  
89

90  
91   
92 Planning Commission Coordinator





## **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 planning commission meeting at the date, time, and place listed below. Handicap access is available upon request. (48 hours notice)

- Meeting Date - **Thursday, February 22, 2018**
- Meeting Time - **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

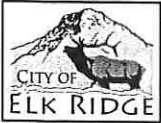
### **COMMISSION MEETING AGENDA**

**CANCELLED**

#### **CERTIFICATION**

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, the 21<sup>st</sup> day of February, 2018 and delivered to each member of the Planning Commission on the 21<sup>st</sup> day of February, 2018.

Planning Commission Coordinator: *Laura Oliver* Date 21<sup>st</sup> day of February 2018



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

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

- Meeting Date - **Thursday, March 8, 2018**
- 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 PLANNING COMMISSION ACTION ITEMS**

1. General Plan Decision
2. Dark Sky: Outside Lighting: Field Trip, Discussion, and Decision
3. Planning Commission Minutes from November 9, 2017 Approval
4. Planning Commission Minutes from December 14, 2017 Approval
5. Planning Commission Minutes from January 23, 2018 Approval

*see attachment*  
*see attachment*  
*see attachment*  
*see attachment*  
*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 8th day of March, 2018 and delivered to each member of the Planning Commission on the 8th day of March 2018.

Planning Commission Coordinator: Laura Oliver Date: 8th day of March 2018

1 **ELK RIDGE PLANNING COMMISSION**

2 **March 8, 2018**

3  
4 **TIME AND PLACE OF MEETING**

5 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, March  
6 8, 2018, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

7  
8 **ROLL CALL**

9 *Commissioners:* Jim Chase, Bruce Thorpe, Darren Hinton, Jared Barton, Wayne Jones Absent- Shawn  
10 Ram

11 *Others:* Royce Swensen *City Controller*, Jared Peterson, *City Council*, Laura Oliver *Planning*  
12 *Commission Coordinator*

13 *Public:* Robert Paxton,  
14

15 **OPENING ITEMS**

16 Jim Chase welcomed at 7:00 PM. Opening remarks were said by Bruce Thorpe followed by the pledge  
17 of allegiance.

18  
19 **BRUCE THORPE MOTIONED TO APPROVE THE AGENDA WAYNE JONES**  
20 **SECONDED. VOTE: YES - ALL (5), NO – (0) APPROVED**  
21

22 1. **GENERAL PLAN**

23 Shay Stark went through each page of the General Plan with the Planning Commission and fixed  
24 scrivener's errors, made clarifications and tightened up the wording throughout the document. Shay  
25 commented on changes or questions that were previously sent into him from the Commission.  
26

27 **JARED BARTON MOTIONED TO APPROVE THE GENERAL PLAN WITH THE**  
28 **CHANGES MADE TONIGHT DARREN HINTON SECONDED.**  
29 **VOTE: YES (5) NO (0) APPROVED.**

30 Absent- Shawn Ram  
31

32 2. **DARK SKY**

33  
34 The Planning Commission and Shay Stark went on a field trip to see the differences in homes of  
35 compliant and non-complaint homes.  
36

37 Shay Stark went through the changes on the ordinance proposed by the Planning Commission and  
38 made further changes to the residential section. Discussion ensued on grandfathering in all existing  
39 homes, code enforcement and nuisance codes and over reach of the city on the residents. Planning  
40 Commission wants the ordinance to only apply to new construction and commercial. Jared Barton  
41 does not think this ordinance is needed except for commercial property. Jim Chase feels that the  
42 city needs to be proactive. Wayne Jones agrees with Jared to a point but feels that something needs  
43 to be in place for new construction and commercial only. Darren Hinton also agrees but also feels  
44 that the city needs to proactive only for new construction and commercial. Bruce Thorpe is also  
45 concerned about over reach but is in favor of doing something but just for new construction and  
46 commercial.  
47

48 **BRUCE THORPE MOTIONED TO TABLE THE DARK SKY ORDINANCE PENDING**  
49 **THE FINAL DRAFT OF THE ORDINANCE WITH THE PROPOSED CHANGES WAYNE**  
50 **JONES SECONDED.**

**VOTE: YES (5) NO (0) APPROVED**

Absent – Shawn Ram

**3. PLANNING COMMISSION MINUTES FROM NOVEMBER 9, 2017**

Bruce Thorpe stated line 83 should be 101.d and line 84 should be 1.03Aa

**WAYNE JONES MOTIONED TO APPROVE THE NOVEMBER 9, 2017 MINUTES WITH THE NOTED CHANGES JARED BARTON SECONDED.**

**VOTE: YES (4) NO (0) APPROVED**

Absent – Shawn Ram

**4. PLANNING COMMISSION MINUTES FROM DECEMBER 14, 2017**

**BRUCE THORPE MOTIONED TO APPROVE THE DECEMBER 14, 2017 MINUTES WAYNE JONES SECONDED.**

**VOTE: YES (5) NO (0) APPROVED**

Absent – Shawn Ram

**5. PLANNING COMMISSION MINUTES FROM JANUARY 23, 2018**

Jim Chase stated line 18 - add the word agenda to the motion. Line 20 delete. Line 32 and 33 sentence is incomplete.

**WAYNE JONES MOTIONED TO APPROVE THE JANUARY 23, 2018 MINUTES WITH THE NOTED CHANGES JARED BARTON SECONDED.**

**VOTE: YES (5) NO (0) APPROVED**

Absent – Shawn Ram

**CITY COUNCIL UPDATE**


No Council update

**OTHER BUSINESS**

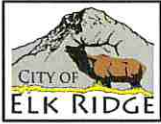
No other business

**SHAWN JARED BARTON MOTION TO ADJOURN**

**ADJOURNMENT** – meeting adjourned at 9:38 pm



Planning Commission Coordinator



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### **NOTICE OF PUBLIC HEARING AND MEETING**

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- Meeting Date - **Thursday, April 12, 2018**
- 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. Accessory Apartment Conditional Use

*see attachment*

#### **PLANNING COMMISSION ACTION ITEMS**

2. Ratify Poll Vote: Dark Sky
3. Approval of February 8, 2018 Minutes

*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 11<sup>th</sup> day of April, 2018 and delivered to each member of the Planning Commission on the 11<sup>th</sup> day of April 2018.

Planning Commission Coordinator: *Laura Oliver* Date: 11<sup>th</sup> day of April 2018



1 **ELK RIDGE PLANNING COMMISSION**

2 **April 12, 2018**

3  
4 **TIME AND PLACE OF MEETING**

5 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, April  
6 12, 2018, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.  
7

8 **ROLL CALL**

9 *Commissioners:* Jim Chase, Wayne Jones, Jared Barton, Darren Hinton Absent- Bruce Thorpe Shawn  
10 Ram  
11 *Others:* Royce Swensen *City Controller*, Paul Crook, *City Council*, Laura Oliver, *Planning*  
12 *Commission Coordinator*  
13 *Public:* Trent Uresk  
14

15 **OPENING ITEMS**

16 Jim Chase welcomed at 7:00 PM. Opening remarks were said by Wayne Jones followed by the pledge  
17 of allegiance.  
18

19 **JARED BARTON MOTIONED TO APPROVE THE AGENDA WAYNE JONES**  
20 **SECONDED: VOTE YES - ALL (4), NO - (0)**  
21 Absent- Bruce Thorpe, Shawn Ram  
22

23 **PUBLIC HEARING AND ACTION**

24 1. **ACCESSORY APARTMENT CONDITIONAL USE**

25  
26 Jim Chase opened the public hearing  
27 There was no public comment  
28 Jim Chase closed the public hearing  
29

30 Jim Chase stated that he reviewed the documents along with the memo from the City Planner,  
31 Shay Stark and did not see any issues with the accessory apartment. Darren Hinton, Jared  
32 Barton and Wayne Jones did not see any issues.  
33

34 **JARED BARTON MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT**  
35 **FOR AN ACCESSORY APARTMENT AT 68 WEST OLYMPIC LANE DARREN**  
36 **HINTON SECONDED:**  
37 **VOTE YES - ALL (4), NO - (0)**  
38 Absent- Bruce Thorpe, Shawn Ram  
39

40 2. **RATIFY POLL VOTE: DARK SKY**

41 Jim Chase stated the Planning Commission did a poll vote on the proposed Dark Sky ordinance.  
42 There were 3 options for the vote. Option 2 and 3 were the only options that were chosen  
43 Option 2 –only new construction with minimal encroachment and commercial, Option 3 was  
44 no to the entire ordinance which was a blank page.  
45

46 **POLL VOTE**

47 Jared Barton option 3  
48 Jim Chase option 2  
49 Wayne Jones option 2  
50 Darren Hinton option 2

The majority of the vote was for option 2 which is an approval for the Dark Sky ordinance. The absent Planning Commission members, Bruce Thorpe and Shawn Ram will ratify their vote during the next meeting.

## **PLANNING COMMISSION ACTION ITEMS**

### **3. APPROVAL OF PLANNING COMMISSION MINUTES FOR FEBRUARY 8, 2018**

**JARED BARTON MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FOR FEBRUARY 8, 2018 DARREN HINTON SECONDED:**

**VOTE YES - ALL (4), NO - (0)**

Absent- Bruce Thorpe, Shawn Ram

## **CITY COUNCIL UPDATE**

No Council update –Jared Barton asked if the Utopia survey results were in yet

Paul Crook stated that they only had a brief discussion on it during council meeting. He doesn't have any figures yet but the results were very positive. As long as the city isn't incurring any costs they will look into it further. He could not remember what the exact percentage of residents that needed to be interested before the city incurred costs. The Utopia rep will be at the next City Council meeting for further discussion.

## **OTHER BUSINESS**

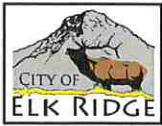
No other business

**DARREN HINTON MOTIONED TO ADJOURN THE MEETING**

**ADJOURNMENT** – meeting adjourned at 7:14 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](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

### **AMEND NOTICE OF PUBLIC MEETING**

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

- Meeting Date - **Thursday, April 26, 2018**
- 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

#### **PLANNING COMMISSION ACTION ITEMS**

1. Ratify Poll Vote: Dark Sky, Bruce Thorpe, Shawn Ram
2. Approve Planning Commission Minutes from March 8, 2018
3. Approve Planning Commission Minutes from April 10, 2018
4. Fence Code Amendment Discussion and Decision

*see attachment*  
*see attachment*  
*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 March, 2018 and delivered to each member of the Planning Commission on the 25<sup>th</sup> day of April 2018.

Planning Commission Coordinator: *Laura Oliver* Date: 25<sup>th</sup> day of April 2018

**ELK RIDGE  
PLANNING COMMISSION  
April 26, 2018**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge Planning Commission was scheduled for **Thursday, April 26, 2018, at 7:00 PM**. The meeting was held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on April 25, 2018.

**ROLL CALL**

Commissioners: Jim Chase, Shawn Ram, Wayne Jones, Darren Hinton Absent: Bruce Thorpe, Jared Barton

Others: Royce Swensen, *Recorder*

Public:

**OPENING ITEMS**

Jim Chase welcomed at 7:00 PM, Opening remarks were said by Darren Hinton followed by the Pledge of Allegiance

WAYNE JONES MOTIONED TO APPROVE THE AGENDA SHAWN RAM SECONDED.

VOTE                      AYE (4)              NAY (0)              APPROVED

Absent: Bruce Thorpe, Jared Barton

**PLANNING COMMISSION AGENDA ITEMS:**

**1. RATIFY POLL VOTE: DARK SKY, BRUCE THORPE AND SHAWN RAM**

Jim Chase stated that the poll vote for the Dark Sky ordinance was ratified previously and needed to be ratified for the Commission Members who were absent at that time. Shawn Ram ratified his vote for the second option.

**2. APPROVE PLANNING COMMISSION MINUTES FROM MARCH 8, 2018**

Darren Hinton stated a number of typos or grammatical errors and the number of commission member votes should be changed from 5 to 4.

WAYNE JONES MOTIONED TO APPROVE THE MINUTES FROM MARCH 8, 2018 WITH THE NOTED CHANGES JIM CHASE SECONDED

VOTE                      AYE (4)              NAY (0)              APPROVED

Absent: Bruce Thorpe, Jared Barton

**3. APPROVE PLANNING COMMISSION MINUTES FROM APRIL 10, 2018**

DARREN HINTON MOTIONED TO APPROVE THE MINUTES FROM APRIL 10, 2018 SHAWN RAM SECONDED

VOTE                      AYE (4)              NAY (0)              APPROVED

Absent: Bruce Thorpe, Jared Barton

**4. FENCE CODE AMENDMENT DISCUSSION AND DECISION**

Jim Chase stated that there are problems with the language and interpretation of the code that was amended last year. Section D has an "or" where it should have an "and". The City Council requested that the Commission make a decision on amending the code: just change the word to "and" or make further changes. The Mayor drafted an amendment reducing the side setback to 9 feet for the Planning Commission to consider.

Jared Barton entered the meeting

53 Discussion ensued on the ability to enforce the code, fencing permits, whether to keep the word. The Planning  
54 Commission discussed the clear vision area and removing the side setback requirement and the front set back.  
55

56 JARED BARTON MOTIONED TO APPROVE A POLL VOTE UPON RECEIVING THE WRITTEN  
57 AMENDMENTS TO SECTION 10-12-13 D, H, AND 10-19-2-9 INTERSECTING STREETS AND RATIFY  
58 AT THE NEXT MEETING SHAWN RAM SECONDED.

59 VOTE AYE (4) NAY (0) APPROVED

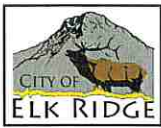
60 Absent: Bruce Thorpe

61 **ADJOURNMENT**

62 JARED BARTON MOTIONED TO ADJOURN AT 8:15PM.  
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67 \_\_\_\_\_  
68 Laura Oliver, 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](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

### **NOTICE OF PUBLIC MEETING**

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

- Meeting Date - **Thursday, May 10, 2018**
- 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

#### **PLANNING COMMISSION ACTION ITEMS**

1. Horizon View Farms Lot 12 Frontage Exception Decision *see attachment*
2. Ratify Poll Vote: Dark Sky, Bruce Thorpe
3. Ratify Poll Vote: Fence Code Amendment *see attachment*
4. Approval of Planning Commission Minutes of April 12, 2018 *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 9<sup>th</sup> day of May, 2018 and delivered to each member of the Planning Commission on the 9<sup>th</sup> day of May 2018.

Planning Commission Coordinator: *Laura Oliver* Date: 9<sup>th</sup> day of May 2018

**ELK RIDGE  
PLANNING COMMISSION  
May 10, 2018**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge Planning Commission was scheduled for Thursday, May 10, 2018, at 7:00 PM. The meeting was held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah. Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on May 9, 2018.

**ROLL CALL**

Commissioners: Jim Chase, Shawn Ram, Wayne Jones, Bruce Thorpe, Absent: Darren Hinton, Jared Barton  
Others: Royce Swensen, *Recorder*, Laura Oliver, *Deputy Recorder*  
Public:

**OPENING ITEMS**

Jim Chase welcomed at 7:00 PM, Opening remarks were said by Wayne Jones followed by the Pledge of Allegiance

BRUCE THORPE MOTIONED TO APPROVE THE AGENDA WAYNE JONES SECONDED.

VOTE: YES – ALL (4), NO – (0) APPROVED

Absent: Darren Hinton, Jared Barton

**PLANNING COMMISSION AGENDA ITEMS:**

**1. HORIZON VIEW FARMS LOT 12 FRONTAGE EXCEPTION DECISION**

Jim Chase stated that the frontage is 15 inch short. This subdivision original was going to have townhomes. When it was changed to single family homes some lots had exceptions to the frontage. The homeowners wish to turn the home so the larger house plans fit on the lot better. The only exception is for the frontage, the homes will fit all other setbacks and requirements. The city planner has reviewed the plans and recommends granting the exception.

WAYNE JONES MOTIONED TO APPROVE THE HORIZON VIEW FARMS LOT 12 FRONTAGE EXCEPTION BRUCE THORPE SECONDED

VOTE AYE (4) NAY (0) APPROVED

Absent: Darren Hinton, Jared Barton

**2. RATIFY POLL VOTE: DARK SKY, Bruce Thorpe**

Jim Chase stated that poll vote for the Dark Sky ordinance was ratified previously and needed Bruce Thorpe to ratify is vote. Bruce ratified his vote for the second option.

**3. RATIFY POLL VOTE: FENCE CODE AMENDMENT**

Jim Chase ratified the Poll vote for the Fence Code Amendment.

Jim Chase ratified his approval

Bruce Thorpe ratified his approval

Wayne Jones ratified his approval

Shawn Ram ratified his approval

Absent: Darren Hinton, Jared Barton

**4. APPROVAL OF PLANNING COMMISSION MINUTES FROM APRIL 12, 2018**

Darren Hinton entered meeting

WAYNE JONES MOTIONED TO APPROVE PLANNING COMMISSION MINUTES FROM APRIL 12, 2018 WITH NOTED CHANGE SHAWN RAM SECONDED.

VOTE AYE (4) NAY (0) APPROVED

54 Abstain: Bruce Thorpe, Absent: Jared Barton  
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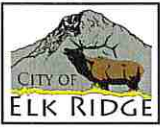
56 No City Council Update

57 No other business

58 **ADJOURNMENT**

59 BRUCE THORPE MOTIONED TO ADJOURN AT 7:15PM.  
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Laura Oliver, 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](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

### **NOTICE OF PUBLIC MEETING**

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

- Meeting Date - **Thursday, May 24, 2018**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

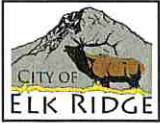
### **COMMISSION MEETING AGENDA**

**CANCELLED**

### **CERTIFICATION**

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, the 22<sup>st</sup> day of May, 2018 and delivered to each member of the Planning Commission on the 22<sup>st</sup> day of May, 2018.

Planning Commission Coordinator: *Laura Oliver* Date 22<sup>st</sup> day of May 2018



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

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

### **NOTICE OF PUBLIC HEARING AND MEETING**

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

- Meeting Date - **Thursday, June 14, 2018**
- 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**

1. Accessory Apartment Conditional Use

*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 13<sup>th</sup> day of June, 2018 and delivered to each member of the Planning Commission on the 13<sup>th</sup> day of June 2018.

Planning Commission Coordinator: *Laura Oliver* Date: 13<sup>th</sup> day of June 2018



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**ELK RIDGE  
PLANNING COMMISSION  
June 14, 2018**

**TIME AND PLACE OF MEETING**

This regularly scheduled Public Hearing of the Elk Ridge Planning Commission was scheduled for **Thursday, June 14, 2018, at 7:00 PM**. The meeting was held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on June 13, 2018.

**ROLL CALL**

Commissioners: Wayne Jones, Bruce Thorpe, Darren Hinton, Jared Barton Absent: Shawn Ram  
Others: Royce Swensen, *Recorder*, Laura Oliver, *Deputy Recorder*  
Public: Stan Nelson, Neil Bushman, Corby Murri

**OPENING ITEMS**

Bruce Thorpe welcomed at 7:15 PM, Opening remarks were said by Wayne Jones followed by the Pledge of Allegiance

WAYNE JONES MOTIONED TO APPROVE THE AGENDA JARED BARTON SECONDED.  
VOTE:                      AYE (4)              NAY (0)              APPROVED

Absent: Shawn Ram

**PUBLIC HEARING – ACCESSORY APARTMENT CONDITIONAL USE**

Bruce Thorpe opened the public hearing.

Stan Nelson state that he is the home owner. He presented a letter from a neighbor in support of the apartment. They have several properties where they have been able to be landlords and have been able to help people in that position. They plan to turn the walk out basement into an apartment. There are a couple issues that he would like to discuss.

Neil Bushman stated that he is concerned with the parking issue. The neighborhood is all single family houses and is concerned that bringing in apartments will cause the neighborhood to deteriorate and that there will be more cars than places to park.

Corby Murri stated that Neil just voiced his concerns.

Bruce Thorpe turned the time back over to Stan Nelson to go over the issues and questions.

Stan Nelson stated that the plan was to provide parking for the tenants with 2 parking spots: one on the right hand side of the driveway and one off street parking. They would take the garage and the left side of the driveway. The right side of the garage is a workshop. He also feels that the city code is too restrictive to lots of smaller sizes and asked how many accessory apartments exist.

Bruce Thorpe stated that he had no idea how many accessory apartments there are, although they just approved one a month ago.

Jared Barton stated that there are a lot of people that have accessory apartments. The problem is the on street parking during the winter when it is banned. That is the main concern.

Stan Nelson is in favor of good policy, snow removal makes sense. The 3 off street parking spaces required is excessive. If they would pave the area next to their driveway that would provide a third parking space but the ordinance states that it needs to be behind the front setback. He is not in favor of paving the cement pad across his side yard: it would be an eye sore. He feels that the parking requirement is unreasonable.

Bruce Thorpe is not aware of the city making an exception for parking requirements previously and asked if Stan had space with in the property to comply with the code.

Stan Nelson stated that he doesn't want to fill the street with cars but would be sure to put something in the contract with any tenants about parking on the street.

Bruce Thorpe closed the public hearing.

54 Wayne Jones stated that he does not have a problem with the apartment but the parking is a concern. He went to the  
55 property and watched the cars. If you park on Twilight, like he did, he had people pulling up behind him. After  
56 working in government for 30 years parking is problematic and the neighbors don't like it. He doesn't know how to  
57 solve the issue.

58 Jared Barton stated that the council knows his strong feelings about telling people what they can and cannot do with  
59 their own property. The planning commission would have to approve an exception to the 3 car parking rule. Either  
60 way it would require an extension of the pad, maybe not behind the front setback.

61 Stan Nelson stated that the revenue from the apartment would more than pay for the pad. He is more concerned with  
62 paving a significant amount of his grass to comply with city code. There is also a community mailbox on the side of  
63 his property on Twilight. It would not be safe to put a driveway right next to it.

64 Bruce Thorpe stated that the Planning Commission will not take action on this tonight. His gut reaction is there will  
65 not be much sympathy in making an exception in this regard. The code is there for a reason. It allows for accessory  
66 apartments and he would personally not have a problem with an apartment if it weren't for the parking issue.

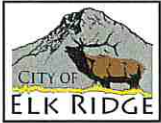
67 Stan Nelson requested a list of accessory apartments in the city. Royce Swensen stated that he would get something  
68 to Stan.

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71 No City Council Update  
72 No other business

73 **ADJOURNMENT**

74 JARED BARTON MOTIONED TO ADJOURN AT 7:30PM.  
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80 Laura Oliver, 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](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

### **NOTICE OF PUBLIC MEETING**

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

- Meeting Date - **Thursday, June 28, 2018**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

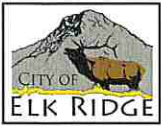
### **COMMISSION MEETING AGENDA**

### **CANCELLED**

### **CERTIFICATION**

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, the 27<sup>th</sup> day of June, 2018 and delivered to each member of the Planning Commission on the 27<sup>th</sup> day of June 2018.

Planning Commission Coordinator:  Date: 27<sup>th</sup> day of June 2018



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

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

### **NOTICE OF PUBLIC MEETING**

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

- Meeting Date - **Thursday, July 12, 2018**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

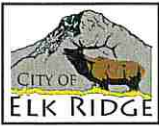
### **COMMISSION MEETING AGENDA**

### **CANCELLED**

### **CERTIFICATION**

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, the 10<sup>th</sup> day of July, 2018 and delivered to each member of the Planning Commission on the 10<sup>th</sup> day of June 2018.

Planning Commission Coordinator: *Laura Oliver* Date: 10<sup>th</sup> day of July 2018



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

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

### **NOTICE OF PUBLIC HEARING AND MEETING**

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

- Meeting Date - **Thursday, August 9, 2018**
- 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. Renaming Christley Circle to Christley Lane Decision *see attachment*
2. Rename the Street Connecting 11200 to Christley Lane Decision

#### **PLANNING COMMISSION ACTION ITEMS**

2. Sky Hawk Way Parking Lot Decision *see attachment*
3. Approval of April 26, 2018 Minutes *see attachment*
4. Approval of May 10, 2018 Minutes *see attachment*
5. Approval of June 14, 2018 Minutes *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 8<sup>th</sup> day of August, 2018 and delivered to each member of the Planning Commission on the 8<sup>th</sup> day of August 2018.

Planning Commission Coordinator: *Laura Oliver* Date: 8<sup>th</sup> day of August 2018

*adgamm 7:11*



**ELK RIDGE  
PLANNING COMMISSION  
August 9, 2018**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge Planning Commission was scheduled for **Thursday, August 9, 2018, at 7:00 PM**. The meeting was held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on August 9, 2018.

**ROLL CALL**

Commissioners: Bruce Thorpe, Jared Barton, Shawn Ram, Absent: Wayne Jones, Darren Hinton,  
Others: Royce Swensen, *Recorder*, Laura Oliver, *Deputy Recorder*  
Public:

**OPENING ITEMS**

Bruce Thorpe welcomed at 7:00 PM, Opening remarks were said by Jared Barton followed by the Pledge of Allegiance

There is no quorum present

**PUBLIC HEARING**

**1. RENAMING CHRISTLEY CIRCLE TO CHRISTLEY LANE**

Due to confusion with the county and emergency services it was recommended that the city rename Christley Circle to Christley Lane. There are no homes built on the Circle yet and it is the best time to change it.

**2. RENAME THE STREET CONNECTING 11200 TO CHRISTLEY LANE**

Due to confusion with the county and emergency services it was recommended that the city name this small connector road that connects 11200 to Christley There will be no homes fronting this street.

Bruce Thorpe opened the public hearing.

Bruce Thorpe closed the public hearing.

No action will be taken. Because there isn't a quorum the Planning Commission will have a poll vote on these.

**PLANNING COMMISSION AGENDA ITEMS:**

**1. SKY HAWK WAY PARKING LOT DECISION**

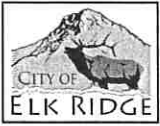
Discussion ensued on where the parking lot is exactly. It will be across the street from the park on the west corner. This parking lot has already been budgeted and will hold 28-30 parking lots.

No action will be taken. Because there isn't a quorum the Planning Commission will have a poll vote on this item.

**ADJOURNMENT**

ADJOURN AT 7:18.

  
\_\_\_\_\_  
Laura Oliver, Planning Commission Coordinator



## **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 planning commission meeting at the date, time, and place listed below. Handicap access is available upon request. (48 hours notice)

- Meeting Date - **Thursday, August 23, 2018**
- Meeting Time - **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

### **COMMISSION MEETING AGENDA**

**CANCELLED**

### **CERTIFICATION**

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, the 20<sup>th</sup> day of August, 2018 and delivered to each member of the Planning Commission on the 20th day of August, 2018.

Planning Commission Coordinator: *Laura Oliver* Date 20<sup>th</sup> day of August, 2018



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

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

**NOTICE OF PUBLIC MEETING**

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

- Meeting Date - **Thursday, September 13, 2018**
- Meeting Time - **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

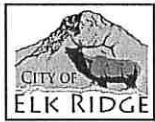
**COMMISSION MEETING AGENDA**

**CANCELLED**

**CERTIFICATION**

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, the 12<sup>th</sup> day of September, 2018 and delivered to each member of the Planning Commission on the 12<sup>th</sup> day of September 2018.

Planning Commission Coordinator: *Laura Oliver* Date: 12<sup>th</sup> day of September 2018



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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, September 27, 2018**
- Meeting Time - **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

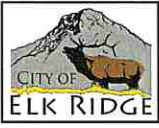
**COMMISSION MEETING AGENDA**

**CANCELLED**

**CERTIFICATION**

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, the 26<sup>th</sup> day of September, 2018 and delivered to each member of the Planning Commission on the 26<sup>th</sup> day of September, 2018.

Planning Commission Coordinator: *Laura Oliver* Date 26<sup>th</sup> day of September, 2018



## **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 planning commission meeting at the date, time, and place listed below. Handicap access is available upon request. (48 hours notice)

- Meeting Date - **Thursday, October 11, 2018**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

### **COMMISSION MEETING AGENDA**

**CANCELLED**

### **CERTIFICATION**

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, the 10<sup>th</sup> day of October, 2018 and delivered to each member of the Planning Commission on the 10th day of October, 2018.

Planning Commission Coordinator: *Laura Oliver* Date 10<sup>th</sup> day of October, 2018



## **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 planning commission public meeting at the date, time, and place listed below. Handicap access is available upon request. (48 hours notice)

- Meeting Date - **Thursday, October 25, 2018**
- Meeting Time - **Commission Meeting - 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

### **COMMISSION MEETING AGENDA**

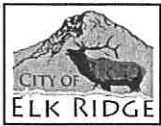
### **CANCELLED**

### **CERTIFICATION**

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, the 24<sup>th</sup> day of October, 2018 and delivered to each member of the Planning Commission on the 24<sup>th</sup> day of October 2018.

Planning Commission Coordinator: *Laura Oliver* Date: 24<sup>th</sup> day of October 2018





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

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

### **NOTICE OF PUBLIC MEETING**

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

- Meeting Date - **Thursday, November 8, 2018**
- 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**

1. Flood Damage Prevention Ordinance

*see attachment*

### **PLANNING COMMISSION ACTION ITEMS**

1. Flood Damage Prevention Ordinance Discussion and Decision
2. Approval of April 26, 2018 Minutes
3. Approval of May 10, 2018 Minutes
4. Approval of June 14, 2018 Minutes
5. Approval of August 9, 2018 Minutes

*see attachment*

*see attachment*

*see attachment*

*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 7<sup>th</sup> day of November, 2018 and delivered to each member of the Planning Commission on the 7<sup>th</sup> day of November 2018.

Planning Commission Coordinator: *Laura Oliver* Date: 7<sup>th</sup> day of November 2018

**ELK RIDGE  
PLANNING COMMISSION  
NOVEMBER 8, 2018**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge Planning Commission was scheduled for Thursday, November 8, 2018, at 7:00 PM. The meeting was held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on November 7, 2018.

**ROLL CALL**

Planning Commission: Bruce Thorpe, Darren Hinton, Wayne Jones, Jared Peterson Absent: Shawn Ram  
Others: Royce Swensen, *Recorder*, Laura Oliver, *Deputy Recorder*.  
Public: Jim Chase, Jared Peterson, Larry Lee

Opening Remarks were given by Wayne Jones followed by the Pledge of Allegiance.

WAYNE JONES MOTIONED TO APPROVE THE AGENDA JARED BARTON SECONDED

VOTE            (4) AYE                            (0) NAY                            APPROVED    Absent: Shawn Ram

**PLANNING COMMISSION PUBLIC HEARING: FLOOD DAMAGE PREVENTION ORDINANCE**

Bruce Thorpe asked if Royce Swensen would give the commission an overview of what this ordinance is.

Royce Swensen stated that through handling the FEMA application for flood insurance the city was told to do it by resolution through the state. FEMA came back and said it needed to be done by ordinance otherwise the limits would decrease from what the city was originally told.

Bruce Thorpe opened the public hearing

There were no public comments

Bruce Thorpe closed the public hearing

Wayne Jones stated he didn't have any issues but asked if anyone had any enlightenment on section D "Methods of Reducing Flood Losses" number 2 what does it really mean. It is very generic.

Jared Barton stated that it is a very general statement.

Bruce Thorpe asked about how people would be notified that property is in a flood zone. Royce Swensen stated that would fall on the seller. Jim Chase stated that if one looks at the map the whole city is in a flood plain. Darren Hinton, who works with flood zone mapping for a living, stated that technically the 100 years is zone A the city is in zone C but there has not been any analysis. His biggest question is will the city have to have mapping done and is who is going to do the mapping. How is the city going to determine who is in the flood plain. Discussion ensued on the outdated map from 1982 and who and how the flood zone is to be determined. Jared Barton asked if this is proactive to deal with run off in the spring or is it retroactive to cover anything that has already happened as well. This needs to be passed for those who need it he was just wondering when the coverage started. Royce Swensen confirmed that this is retroactive. Darren Hinton asked if anyone in the city can use this for flooding or just Loafer Canyon. Jared Barton stated he understood it had was only for flooding due to the fire. Bruce Thorpe stated that if this doesn't cause the city any issues and it gives the residents who need it what they need then he doesn't see any problems. Darren Hinton is all for passing it but the city should be aware that the state may have the city do the mapping.

**PLANNING COMMISSION AGENDA ITEMS:**

53  
54  
55 **1. FLOOD DAMAGE PREVENTION ORDINANCE DISCUSSION AND DECISION**

56 WAYNE JONES MOTIONED TO APPROVE THE FLOOD PREVENTION ORDINANCE JARED  
57 BARTON SECONDED.

58  
59 VOTE (4) AYE (0) NAY APPROVED Absent: Shawn Ram

60 **2. APPROVAL OF APRIL 26, 2018 MINUTES**

61 There were no changes.

62 **3. APPROVAL OF MAY 10, 2018 MINUTES**

63 There were no changes.

64 **4. APPROVAL OF JUNE 14, 2018 MINUTES**

65 There were no changes.

66 **5. APPROVAL OF AUGUST 9, 2018 MINUTES**

67 There were no changes.

68 JARED BARTON MOTIONED TO APPROVE THE MINUTES FROM APRIL 26, 2018, MAY 10, 2018,  
69 JUNE 14, 2018 AND AUGUST 9, 2018 AS PRESENTED DARREN HINTON SECONDED

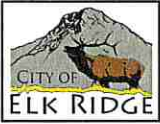
70  
71 VOTE (4) AYE (0) NAY APPROVED Absent: Shawn Ram

72  
73 **ADJOURNMENT**

74 DARREN HINTON MOTIONED TO ADJOURN JARED BARTON SECONDED AT 7:17PM.

75  
76 VOTE: (4) AYE (0) NAY APPROVED Absent: Shawn Ram

77  
78  
79   
80 \_\_\_\_\_  
81 Laura Oliver, Planning Commission Coordinator



## **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 planning commission hearing and public meeting at the date, time, and place listed below. Handicap access is available upon request. (48 hours notice)

- Meeting Date - **Thursday, December 13, 2018**
- 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. Accessory Apartment Conditional Use

*see attachment*

#### **PLANNING COMMISSION ACTION ITEMS**

1. Accessory Apartment, Conditional Use Decision
2. Approval of November 8, 2018 Minutes

*see 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 12<sup>th</sup> day of December, 2018 and delivered to each member of the Planning Commission on the 12<sup>th</sup> day of December 2018.

Planning Commission Coordinator: *Laura Oliver* Date: 12<sup>th</sup> day of December, 2018

1 ELK RIDGE PLANNING COMMISSION

2 December 13, 2018

3  
4 **TIME AND PLACE OF MEETING**

5 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday,  
6 December 13, 2018, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

7  
8 **ROLL CALL**

9 *Commissioners:* Bruce Thorpe, Wayne Jones Absent: Jared Barton, Darren Hinton, Shawn Ram  
10 *Others:* Royce Swensen *City Controller,*  
11 *Public:* Ben Carbone, Darlene Carbone, Jeff Henigue Margent (?), Larry King

12  
13 **OPENING ITEMS**

14 Bruce Thorpe welcomed at 7:00 PM. Opening remarks were said by Wayne Jones followed by the  
15 pledge of allegiance.

16  
17 There was no quorum.

18  
19 **PUBLIC HEARING AND ACTION**

20 1. **ACCESSORY APARTMENT CONDITIONAL USE**

21  
22 Bruce Thorpe opened the public hearing

23 There was no public comment

24 Bruce Thorpe closed the public hearing

25  
26 Bruce Thorpe stated that since there was no quorum they would only be able to have the public  
27 hearing and a discussion. Ben Carbone asked since there was a pad behind the 3 car garage why  
28 did he have to add a pad since there was already 3 off road parking spaces. Royce Swensen  
29 stated that parking spaces for the accessory apartment had be in addition to the parking for the  
30 home. Royce Swensen stated that the pad would be put in during the construction of the  
31 accessory apartment and they would not have to wait to get the conditional use permit  
32 approved.

33 A poll vote will take place.

34  
35 **PLANNING COMMISSION ACTION ITEM**

36  
37 3. **APPROVAL OF PLANNING COMMISSION MINUTES FOR NOVEMBER 8, 2018**

38 There was no quorum. No motion was made

39  
40 **CITY COUNCIL UPDATE**

41 No Council

42  
43 **OTHER BUSINESS**

44 No other business

45  
46 **ADJOURNMENT** – meeting adjourned at 7:10 pm

47  
48   
49 Planning Commission Coordinator