

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

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

NOTICE OF PUBLIC MEETING

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

- Meeting Date - **Thursday, January 10, 2019**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

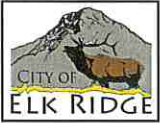
COMMISSION MEETING AGENDA

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 9th day of January, 2019 and delivered to each member of the Planning Commission on the 9th day of January, 2019.

Planning Commission Coordinator: *Laura J. Oliver* Date 9th day of January, 2019



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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 24, 2019**
- 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 24th day of January, 2019 and delivered to each member of the Planning Commission on the 24th day of January, 2019.

Planning Commission Coordinator: *Laura Oliver* Date 24th day of January, 2019



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

- Meeting Date – **Wednesday, February 13, 2019**
- 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. Nomination and Voting for Planning Commission Chair and Co-Chair
2. Bylaws Amendment Discussion and Decision *see attachment*
3. Parkside Cove Phase 3 Final Approval *see attachment*
4. Landscape Ordinance Discussion *see attachment*
5. Ratify Poll Vote *see attachment*
6. Approve Planning Commission Minutes for November 8, 2018 *see attachment*
7. Approve Planning Commission Minutes for December 13, 2018 *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 Meeting was emailed to the Payson Chronicle, Payson, Utah, the 12th day of February, 2019 and delivered to each member of the Planning Commission on the 12th day of February 2019.

Planning Commission Coordinator: *Laura Oliver* Date: 12th day of February 2019

ELK RIDGE PLANNING COMMISSION

February 13, 2019

TIME AND PLACE OF MEETING

A special scheduled meeting of the Elk Ridge Planning Commission was held on Wednesday, February 13, 2019, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Bruce Thorpe, Wayne Jones, Jared Barton Absent: Darren Hinton, Shawn Ram
Others: Royce Swensen *City Controller*,
Public: Jim Chase, *City Council*

OPENING ITEMS

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

There was no quorum.

PLANNING COMMISSION ACTION ITEMS

1. NOMINATION AND VOTING FOR PLANNING COMMISSION CHAIR AND CO CHAIR

Bruce Thorpe stated that he has been on the commission for 3 years and has fulfilled his time and would be resigning next month to prepare to go on a mission.

There was no quorum. No action was taken.

2. BYLAWS AMENDMENT DISCUSSION AND DECISION

Bruce Thorpe, Jared Barton and Wayne Jones all thought the changes made sense now that things have slowed down with development.

Bruce Thorpe, Jared Barton, and Wayne Jones all agreed they would vote to approve the changes.

A poll vote will be taken for the other members of the Commission.

3. PARKSIDE COVE PHASE 3 FINAL APPROVAL

Shay Stark went through the plans of phase 3 which is the last phase for Parkside Cove. Storm water was an initial concern in the retaining ponds functionality. An over flow spill way was added as well as some reconfiguration of the ponds and the sumps. Darren Hinton submitted some questions regarding the maintenance of the ponds. If the Planning Commission approves this phase, Shay Stark will get together with the Public Works Director and take another look at this and will recommend that an official statement from the city council to the developer when it goes before the council. Shay Stark does want the developer to drop the elevation of the curb and gutter down around the intersection of Elk Ridge Dr. and Park Dr. The intersection is 2 feet higher than on the other side of the street which will make a cross slope. Shay Stark has already spoken with the developer and this will need to be worked out so that it does not interfere with the retention pond. A Development agreement will be drafted regarding 2 issues. The first is the landscaping. The developer has torn out a lot more than what had been submitted to the city. The natural area is gone which increases the irrigated landscaping. The city needs to make sure the developer had enough water shares to cover this and that they will have to provide additional water rights when the water increases. The second item is the city is going to improve the intersection at Elk Ridge Dr. and Park Dr. and the city has asked the developer to pay a fee in lieu of for the value of the pavement. The developer will put in the curb and gutter and sidewalk. This amount will be approximately \$20,000. Darren Hinton has 4 comments or concerns Soil Reports,

the cross section, sumps and pumps, retaining ponds. All subdivisions in Elk Ridge have sumps due to the amount of gravel the city is on. The sumps let the water percolate through the gravel. Shay believes the ponds and sumps that will be in place will work effectively.

Bruce Thorpe, Jared Barton, and Wayne Jones all agreed they would vote to approve the phase 3. A poll vote will be taken for the other members of the Commission.

4. LANDSCAPE ORDINANCE DISCUSSION

Jim Chase of the City Council stated that the new tree list are trees that nurseries in the area recommend over the trees that are currently in the ordinance. Wayne Jones asked Shay Stark if root barriers would work to protect the sidewalks. Shay Stark stated that root barriers actually make the root system weaker and more likely to be effected by strong winds. Jared Barton stated he does not like this code but that the trees need to be picked according to the root system. Discussion ensued on not requiring trees in the park strip or changing the ordinance to requiring the trees in the front yard instead.

5. RATIFY POLL VOTE

There was no quorum. No action was taken.

6. APPROVE PLANNING COMMISSION MINUTES FOR NOVEMBER 8, 2018

There was no quorum. No action was taken.

7. APPROVE PLANNING COMMISSION MINUTES FOR DECEMBER 13, 2018

There was no quorum. No action was taken.

CITY COUNCIL UPDATE

No Council

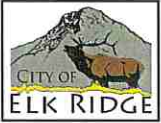
OTHER BUSINESS

No other business

ADJOURNMENT – meeting adjourned at 7:20 pm



Planning Commission Coordinator



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NOTICE OF PUBLIC MEETING

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- Meeting Date - **Thursday, February 14, 2019**
- 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 8th day of February, 2019 and delivered to each member of the Planning Commission on the 8th day of February, 2019.

Planning Commission Coordinator: *Laura Oliver* Date 8th day of February, 2019



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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, March 7, 2019, March 14, 2019, March 28, 2019**
- 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 7th day of March, 2019 and delivered to each member of the Planning Commission on the 7th day of March, 2019.

Planning Commission Coordinator: *Laura Oliver* Date 7th day of March, 2019



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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, April 4, 2019**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

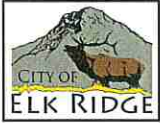
COMMISSION MEETING AGENDA

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 1st day of April, 2019 and delivered to each member of the Planning Commission on the 1st day of April, 2019.

Planning Commission Coordinator: *Laura Oliver* Date 1st day of April, 2019



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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, May 2, 2019**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

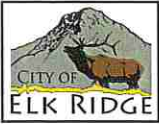
COMMISSION MEETING AGENDA

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 1st day of May, 2019 and delivered to each member of the Planning Commission on the 1st day of April, 2019.

Planning Commission Coordinator: *Laura Oliver* Date 1st day of May, 2019



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NOTICE OF PUBLIC MEETING

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

- Meeting Date – **Thursday, June 6, 2019**
- 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. Nomination and Voting for Planning Commission Chair and Co-Chair
2. Landscape Ordinance Discussion *see attachment*
3. Ratify Poll Vote: Bylaws Amendment Decision *see attachment*
4. Ratify Poll Vote: Parkside Cove Phase 3 Final Approval *see attachment*
5. Ratify Poll Vote: Accessory Apartment *see attachment*
6. Approve Planning Commission Minutes for November 8, 2018 *see attachment*
7. Approve Planning Commission Minutes for December 13, 2018 *see attachment*
8. Approve Planning Commission Minutes for February 13, 2019 *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 5th day of June, 2019 and delivered to each member of the Planning Commission on the 5th day of June 2019.

Planning Commission Coordinator: *Laura Oliver* Date: 5th day of June 2019

ELK RIDGE
PLANNING COMMISSION
June 6, 2019

TIME AND PLACE OF MEETING

A special scheduled meeting of the Elk Ridge Planning Commission was held on Wednesday, February 13, 2019, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Wayne Jones, Matthew Stewart, Darren Hinton, Absent: Jared Barton, Gordon Reynolds
Others: Royce Swensen *City Controller*, Laura Oliver *PC Coordinator*
Public: Jared Peterson, *City Council*

OPENING ITEMS

Wayne Jones welcomed at 7:00 PM. Opening remarks were said by Darren Hinton followed by the pledge of allegiance.

PLANNING COMMISSION ACTION ITEMS

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

Tabled until Jared Barton arrives.

2. LANDSCAPE ORDINANCE DISCUSSION

Darren Hinton stated that he thought the amended landscaping ordinance is good. Darren confirmed that the changes are changing the list of street trees, eliminating the 1 year deadline of when landscaping had to be in and removing the requirement of trees in the park strip-making them optional. He would like the list of the trees checked to make sure they are what the city really wants and spelling double checked, Royce Swensen stated that the administration suggests taking the list of trees out of the code and making the list of trees a resolution so that it can be amended easier than amending the code. Trees are approved through a tree committee who researches the root system. Wayne, Darren and Matthew are all in favor of the changes. Wayne Jones asked about who is responsible to replacing damaged sidewalks, curbing etc. Royce Swensen stated that there is nothing in the code at this time regarding who is responsible to repair and pay for damage. Some of the trees that are currently on the list will be removed per recommendations from different nurseries. Matthew Stewart stated his brother is over parks in Ogden City and that the number 1 lawsuit is around trip hazards and believes the commission should explore adding something to code regarding liability. The Planning Commission will research damage liability and have something prepared for the next meeting. Jared Peterson stated that taking out the 1 year requirement to put in landscaping makes it read to him that landscaping has to be done at occupancy. Royce Swensen stated that the intent was to make it 3 years as is stated elsewhere in the code. Discussion ensued on what the intent is and the issues of requiring it to be done at occupancy. Darren Hinton stated that since it says 3 years for the bond, he suggests making it consistent. Discussion ensued on making it clearer on when licensed landscaped renderings re required.

3. RATIFY POLL VOTE: BYLAWS AMENDMENT DECISION

VOTE	AYE	NAY	ABSTAIN
WAYNE JONES	AYE		
DARREN HINTON	AYE		
MATTHEW STEWART			ABSTAIN
ABSENT:	JARED BARTON, GORDON REYNOLDS		

4. **RATIFY POLL VOTE: PARKSIDE COVE PHASE 3 FINAL APPROVAL**

WAYNE JONES MOTIONED TO RATIFY THE POLL VOTE FOR THE PARKSIDE COVE
PHASE 3 APPROVAL DARREN HINTON SECONDED

VOTE	AYE	NAY	ABSTAIN
WAYNE JONES	AYE		
DARREN HINTON	AYE		
MATTHEW STEWART			ABSTAIN
ABSENT:	JARED BARTON, GORDON REYNOLDS		

5. **RATIFY POLL VOTE: ACCESSORY APARTMENT**

WAYNE JONES MOTIONED TO RATIFY THE POLL VOTE FOR THE CONDITIONAL
USE PERMIT FOR THE ACCESSORY APARTMENT LOCATED AT 654 WEST SKY
HAWK DARREN HINTON SECONDED

VOTE	AYE	NAY	ABSTAIN
WAYNE JONES	AYE		
DARREN HINTON	AYE		
MATTHEW STEWART			ABSTAIN
ABSENT:	JARED BARTON, GORDON REYNOLDS		

6. **APPROVE PLANNING COMMISSION MINUTES FOR NOVEMBER 8, 2018**

WAYNE JONES MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES
FOR NOVEMBER 8, 2018 DARREN HINTON SECONDED

VOTE	AYE (2)	NAY (0)	ABSTAIN (1)
ABSENT:	JARED BARTON, GORDON REYNOLDS		

7. **APPROVE PLANNING COMMISSION MINUTES FOR DECEMBER 13, 2018**

WAYNE JONES MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES
FOR DECEMBER 13, 2018 DARREN HINTON SECONDED

VOTE	AYE (2)	NAY (0)	ABSTAIN (1)
ABSENT:	JARED BARTON, GORDON REYNOLDS		

8. **APPROVE PLANNING COMMISSION MINUTES FOR FEBRUARY 13, 2019**

WAYNE JONES MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES
FOR FEBRUARY 13, 2019 DARREN HINTON SECONDED

VOTE	AYE (2)	NAY (0)	ABSTAIN (1)
ABSENT:	JARED BARTON, GORDON REYNOLDS		

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

NOMINATION FOR COMMISSION CHAIR

DARREN HINTON NOMINATED WAYNE JONES AS PLANNING COMMISSION CHAIR
MATTHEW STEWART SECONDED THE NOMINATION.

VOTE AYE (3) NAY (0) ABSTAIN

ABSENT: JARED BARTON, GORDON REYNOLDS

NOMINATION FOR CO-CHAIR

WAYNE JONES NOMINATED DARREN HINTON AS PLANNING COMMISSION CO-CHAIR
MATTHEW STEWART SECONDED THE NOMINATION.

VOTE AYE (3) NAY (0) ABSTAIN

ABSENT: JARED BARTON, GORDON REYNOLDS

CITY COUNCIL UPDATE

No Council

OTHER BUSINESS

No other business

ADJOURNMENT – meeting adjourned at 7:45 pm



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, August 1, 2019**
- 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 HEARINGS

- | | |
|---|-----------------------|
| 1. Haskell Dryland Annexation | <i>see attachment</i> |
| 2. Rezoning Commercial Property to Residential R-1-15,000 | <i>see attachment</i> |
| 3. C & L Subdivision Preliminary Plat | <i>see attachment</i> |
| 4. Shuler Subdivision Plat B Preliminary and Final Plat | <i>see attachment</i> |
| 5. Code Amendment 10-11a PF Public Facilities | <i>see attachment</i> |

PLANNING COMMISSION ACTION ITEMS

- | | |
|---|-----------------------|
| 1. Haskell Dryland Annexation Discussion and Decision | |
| 2. Rezoning Commercial Property to Residential R-1-15,000 Discussion and Decision | |
| 3. Code Amendment 10-11a PF Public Facilities Discussion and Decision | |
| 4. Landscape Ordinance Discussion | |
| 5. Approval of Planning Commission Minutes for June 6, 2019 | <i>see attachment</i> |

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 31st day of July, 2019 and delivered to each member of the Planning Commission on the 31st day of July 2019.

Planning Commission Coordinator: *Laura Oliver* Date: 31st day of July, 2019

ELK RIDGE
PLANNING COMMISSION
AUGUST 1, 2019

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday August 1, 2019, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Wayne Jones, Matthew Stewart, Darren Hinton, Jared Barton, Gordon Reynolds
Others: Royce Swensen *City Controller*, Laura Oliver *PC Coordinator*
Public: Jared Peterson, *City Council*,

OPENING ITEMS

Wayne Jones welcomed at 7:00 PM. Opening remarks were said by Darren Hinton followed by the pledge of allegiance.

PLANNING COMMISSION PUBLIC HEARINGS

HASKELL DRYLAND ANNEXATION PUBLIC HEARING

Wayne Jones opened the Haskell Dryland Annexation public hearing.

Kevin McDonald – There are a lot of fine people in Elk Ridge, nevertheless they do not want to be part of the city, his wife, his mother-in-law and himself are not interested being a part of it. He does not like how he has been treated by the city. Please respect their wishes

Mr. Goodnow – Reviewed the letter he gave to the city. He is concerned about increased taxes, increased building permit fees, loss of his water, increase in municipal and utility fees, loss of land use, loss of burn permit, loss of animal rights, and possible change of boundary lines.

Renee Goodnow – She does not want to be part of Elk Ridge. Does not trust the Haskell's with their boundaries and is afraid the Haskell's will take their land/change their boundaries.

Elizabeth Arrington – She agrees with what everyone has said. Does not want to be part of the annexation. She feels threatened and uncomfortable. She has been told that her water won't be affected but is concerned that more building will harm her well.

Linda McDonald – Does not want to be part of Elk Ridge and wants to remain in the county.

Donna Ross – She is concerned with her well and since that well was drilled their well was 25,000, her neighbors was 50,000 and that has not been that many years ago. If you take our water we can't sell our home for anything they are just stuck.

Brett Hawkins Concerned about the annexation. He lives below the annexation and doesn't understand why he had to be there and why he wasn't notified. Planning Commission clarified that his property is not part of the annexation and how municipalities are required to notified the public.

Jared Peterson of the City Council stated that the ordinance from the city council will have language protecting the property rights, wells, septic, animal rights, of those landowners who do not wish to be annexed in to Elk Ridge but are forced to do so by the county and or state. That protection would be in place unless the land use is modified. These points are still in discussion but that is the stand of several of the city council.

Stan Quackenbush – He does not want to be annexed into Elk Ridge. He is concerned that they will not be able to continue their lifestyle they have worked hard for for the last 40 years.

Ryan Haskell – Stated when Lee Haskell started this process they met with the landowners and explained to them their intent. This is property that has been in the Haskell family for 50 years and they want to utilize it. They do not want to subdivide it to make town homes and such. They are doing half acre lots, big lots, nice homes to make a nice neighborhood. He has known all of them for many years. He understands the fear of change and does not see it changing much and if everything goes through and they become neighbors he will still love them.

There were no further comments
Wayne Jones closed the public hearing.

REZONING COMMERCIAL PROPERTY TO RESIDENTIAL R-1-15,000 PUBLIC HEARING

Wayne Jones opened the public hearing.

Ryan Haskell stated that Lee Haskell attempted to bring in commercial in this area and there was an uproar against that and the city and Lee Haskell reached a compromise that if Lee Haskell were to annex the property in below Goosenest the city would rezone the commercial to residential.

There were no further comments.
Wayne Jones closed the public hearing.

C & L SUBDIVISION PRELIMINARY PLAT PUBLIC HEARING

Wayne Jones opened the public hearing
There were no comments
Wayne Jones closed the public hearing

SHULER SUBDIVISION PLAT B PRELIMINARY AND FINAL PUBLIC HEARING

Wayne Jones opened the public hearing

Karl Shuler stated this is a 1 lot subdivision. He doesn't think it will impact anyone. He has met with the city planner to work out the details. He asked when the ribbon curbing is to go in, it would be best to do so after the road is done. Wayne referred him back to public works.

Eric Johnson stated emphatically that this process is taking way too long.

There were no further comments.
Wayne Jones closed the public hearing

CODE AMENDMENT 10-11SPF PUBLIC FACILITIES PUBLIC HEARING

Wayne Jones opened the public hearing

Jed Shuler stated that he would like to know what this amendment is all about. He has property that borders city property and would like to know if it will affect his property.

Shay Stark explained that the city has a public facility zone and has an ordinance in place that describes 5 different public facility uses for instance, the accessory structures which is for storage, then the civic use which is city hall, and recreation which is parks etc. The issue the city is having is the definitions in the ordinance are vague and this clarifies them and the other part is to clarify the setbacks on some of the uses and overall make the ordinance more precise so that when future projects come forward that are in a public use the ordinance is clear and the planning commission and city council won't have to make arbitrary decisions as to what use that falls into or on setbacks etc. The city put in a well down on the park property, the well setback is the 50-75 feet from the road but that use wasn't described in public facilities- now it has been described. The city has planned, for several years now, for some storage around the Public Works building but there is no clarification on what setbacks would be as well as other tanks and other well sites. This clarifies that as well.

There were no further comments
Wayne Jones closed the public hearing

PLANNING COMMISSION ACTION ITEMS

1. HASKELL DRYLAND ANNEXATION DISCUSSION AN DECISION

Darren Hinton asked for clarification that all those in red on the map were included in the annexation.

Jared Barton asked what the percentage of those, in the annexation zone, are in favor and those who are opposed.

Shay Stark stated the area marked in red are the parcels that are in support of the annexation and have signed the petition. Those who are opposed and did not sign the petition are not included in the annexation. The county has told the city that they do not have a problem with the island. The only problem, if this goes forward, would be the state not allowing the islands. Then discussion would move forward. The city is not interested in forcing anyone into the city.

Discussion ensued on islands and the likelihood the state would not allow them.

Jared Barton stated the commission cannot operate based on the assumption of what may or may not happen. The commission has to decide if this annexation is in the best interest of the city growth wise and financially. The land value and area are both in favor of the annexation.

Wayne Jones asked for clarification regarding what happens if this comes back from the state unapproved.

Shay Stark stated that he did not know the answer.

Jared Barton stated that he is the most vocal member of the commission when it comes to property rights and that he is not happy with what the city plans to do but at the same time everyone has property rights and he will make a motion that the commission approves it with the contingency that the current residents do not have to change their sewer, water current property rights. The commission cannot extend that to waiving property tax and building permits.

**JARED BARTON MOTIONED TO APPROVE THE HASKELL DRYLAND
ANNEXATION WITH THE CONTINGENCY THAT THE CURRENT RESIDENTS DO
NOT HAVE TO CHANGE THEIR SEWER, WATER CURRENT PROPERTY RIGHTS
DARREN HINTON SECONDED**

VOTE AYE (5) NAY (0) ALL APPROVED

Darren Hinton clarified that this is not the final approval. The Planning Commission sends their recommendation to the city council and the council makes the final decision.

2. REZONING COMMERCIAL PROPERTY TO RESIDENTIAL R-1-15,000 DISCUSSION
AND DECISION 2018

**DARREN HINTON MOTIONED TO REZONING OF THE COMMERCIAL
PROPERTY TO RESIDENTIAL R-1-15,000 GORDON REYNOLDS SECONDED**

VOTE AYE (5) NAY (0) ALL APPROVED

3. CODE AMENDMENT 10-11S OF PUBLIC FACILITES DISCUSSION AND DECISION

Shay Stark stated that the issue came up with the well and other future projects that not all of the definitions for uses were defined and the setbacks weren't defined for those uses. This will clarify the code for items that may come before you in the future.

**MATTHEW STEWART MOTIONED TO APPROVE CODE AMENDMENT 10-11S PF
PUBLIC FACILITIES DARREN HINTON SECONDED**

VOTE AYE (5) NAY (0) ALL APPROVED

4. LANDSCAPE ORDINANCE DISCUSSION

Darren Hinton stated that during the last discussion there were some concerns regarding liability and timelines. The current revision of the code reads as the landscaping needs to be done immediately and the deposit is not returned back for the years. The discussion was tabled at that point.

Wayne Jones stated that he is concerned about trees in the parkstrip and the liability for damaged sidewalks.

Matt Stewart stated that the homeowner boundary is at back of sidewalk. The parkstrip is actually city property even though it is maintained by the resident. There would be difficulties making the home owner liable.

Wayne Jones stated that there are trees on the list that can get fairly large perhaps add somewhere about pruning them and also recommends requiring root barriers which could help protect the sidewalks.

Darren Hinton stated that the commission discussed the park strip trees would no longer become a requirement but if you do put trees in the parkstrip these are the trees that can be used also the tree list will be taken out of the code and become a resolution so that the list can be changed as need without having to amend the code and that.

Jared Barton stated that he has never liked this code and doesn't want to tell people what they can do on their property.

Discussion ensued the history of the code and why require street trees, code enforcement and property rights.

DARREN HINTON MOTIONED TO APPROVE THE LANDSCAPE ORDINANCE AMENDMENT SUBJECT TO THE CHANGING ARTICLE C1 THAT RESIDENTIAL LOTS SHOULD BE LANDSCAPED WITHIN 3 YEARS AFTER RECEIVING THE CERTIFICATE OF OCCUPANCY. REMOVING THE TREE LIST FROM THE CODE AND APPROVING THOSE THROUGH RESOLUTION, MATTHEW STEWART SECONDED.

VOTE AYE (5) NAY (1) APPROVED

Jared Barton voted NAY

This will now go to Public Hearing

5. APPROVAL OF PLANNING COMMISSION MINUTES FOR JUNE 6, 2019

DARREN HINTON MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES FOR JUNE 6, 2019 WAYNE JONES SECONDED.

VOTE AYE (5) NAY (0) ALL APPROVED

CITY COUNCIL UPDATE

Jim Chase reviewed what pipeline has been replaced.

OTHER BUSINESS

No other business

ADJOURNMENT – meeting adjourned at 8:35 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

AMENDED 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, September 5, 2019**
- 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 HEARINGS

1. 10-12-26: Landscaping Requirements; Residential and Commercial

see attachment

PLANNING COMMISSION ACTION ITEMS

1. 10-12-26: Landscaping Requirements; Residential and Commercial Decision
2. Shuler Plat B Subdivision Approval
3. Approval of Planning Commission Minutes for August 1, 2019

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 5th day of September, 2019 and delivered to each member of the Planning Commission on the 5th day of September 2019.

Planning Commission Coordinator: *Laura Oliver* Date: 5th day of September, 2019

ELK RIDGE
PLANNING COMMISSION
SEPTEMBER 5, 2019

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday September 5, 2019, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Wayne Jones, Jared Barton, Gordon Reynolds Absent: Matthew Stewart, Darren Hinton
Others: Royce Swensen *City Controller*, Laura Oliver *PC Coordinator*
Public: Jared Peterson, *City Council*,

OPENING ITEMS

Wayne Jones welcomed at 7:00 PM. Opening remarks were said by Gordon Reynolds followed by the pledge of allegiance.

**JARED BARTON MOTIONED TO APPROVE THE AGENDA GORDON REYNOLDS
SECONDED**

VOTE AYE 3 NAY 0 APPROVED
Absent: Matthew Stewart, Darren Hinton

PLANNING COMMISSION PUBLIC HEARING:

10-12-26: LANDSCAPING REQUIREMENTS; RESIDENTIAL AND COMMERCIAL

Wayne Jones opened the public hearing.

There were no public comments

Wayne Jones closed the public hearing.

PLANNING COMMISSION ACTION ITEMS

**1. 10-12-26: LANDSCAPING REQUIREMENTS; RESIDENTIAL AND COMMERCIAL
DECISION**

**GORDON REYNOLDS MOTIONED TO APPROVE THE 10-12-26: LANDSCAPING
REQUIREMENTS; RESIDENTIAL AND COMMERCIAL AMENDMENT JARED
BARTON SECONDED**

VOTE AYE (2) NAY (1) APPROVED
Absent: Matthew Stewart, Darren Hinton

2. SHULER PLAT B SUBDIVISION APPROVAL

Karl Shuler reviewed the details of the 1 lot subdivision and that all requirements are met.

**WAYNE JONES MOTIONED TO APPROVE SHULER SUBDIVISION PLAT B
PRELIMINARY AND FINAL PLAT JARED BARTON SECONDED**

VOTE AYE (3) NAY (0) APPROVED
Absent: Matthew Stewart, Darren Hinton

3 APPROVAL OF PLANNING COMMISSION MINUTES FOR AUGUST 1, 2019

**WAYNE JONES MOTIONED TO APPROVE PLANNING COMMISSION MINUTES
FOR AUGUST 1, 2019 WITH CORRECTIONS OF TYPOS GORDON REYNOLDS
SECONDED**

VOTE AYE (3) NAY (0) APPROVED

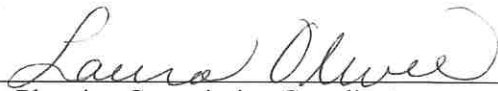
CITY COUNCIL UPDATE

No updates.

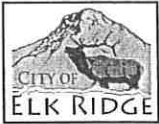
OTHER BUSINESS

No other business

ADJOURNMENT – meeting adjourned at 7:17pm



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 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, October 3, 2019**
- 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 HEARINGS

1. 10-12-16 TEMPORARY USES PROPOSED AMENDMENT

see attachment

PLANNING COMMISSION ACTION ITEM

1. Approval of Planning Commission Minutes for September 5, 2019

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 1st day of October 2019 and delivered to each member of the Planning Commission on the 1st day of October 2019.

Planning Commission Coordinator: *Lance Oliver* Date: 1st day of October, 2019

ELK RIDGE
PLANNING COMMISSION
OCTOBER 3, 2019

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday October 3, 2019, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Wayne Jones, Jared Barton, Gordon Reynolds, Matthew Stewart Absent:, Darren Hinton
Others: Royce Swensen *City Controller*, Laura Oliver *PC Coordinator*
Public: Mike Manwill

OPENING ITEMS

Wayne Jones welcomed at 7:00 PM. Opening remarks were said by Jared Barton followed by the pledge of allegiance.

**JARED BARTON MOTIONED TO APPROVE THE AGENDA GORDON REYNOLDS
SECONDED**

VOTE AYE 3 NAY 0 APPROVED

Absent: Matthew Stewart, Darren Hinton

PLANNING COMMISSION PUBLIC HEARING:

10-12-16 TEMPORARY USES PROPOSED AMENDMENT

Wayne Jones opened the public hearing.

There were no public comments

Wayne Jones closed the public hearing.

PLANNING COMMISSION ACTION ITEMS

1. 10-12-16 TEMPORARY USES PROPOSED AMENDMENT DECISION

**GORDON REYNOLDS MOTIONED TO APPROVE THE 10-12-16 TEMPORARY
USES PROPOSED AMENDMENT JARED BARTON SECONDED**

VOTE AYE (4) NAY (0) APPROVED

Absent: Darren Hinton

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR SEPTEMBER 5, 2019

**JARED BARTON MOTIONED TO APPROVE PLANNING COMMISSION MINUTES
FOR SEPTEMBER 5, 2019 WAYNE JONES SECONDED**

VOTE AYE (4) NAY (0) APPROVED

Absent: Darren Hinton

CITY COUNCIL UPDATE

No updates.

OTHER BUSINESS

No other business

ADJOURNMENT – JARED BARTON MOTIONED TO ADJOURN WAYNE JONES SECONDED
meeting adjourned at 7:17pm

VOTE AYE (4) NAY (0) APPROVED

Absent: Darren Hinton



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

- Meeting Date - **Thursday, November 7, 2019**
- 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 HEARINGS

1. Dryland Annexation Proposed Ordinance
2. C & L Subdivision Preliminary Plans
3. SAM Subdivision Preliminary and Final Plans

see attachment

see attachment

see attachment

PLANNING COMMISSION ACTION ITEMS

1. Dryland Annexation Ordinance Decision
2. C & L Subdivision Preliminary Plans Decision
3. Sam Subdivision Preliminary and Final Plans Decision
4. Approval of Planning Commission Minutes for Oct. 3, 2019

see attachment

see attachment

see attachment

see attachment

CITY BUSINESS

1. City Council Update
2. 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 5th day of November 2019 and delivered to each member of the Planning Commission on the 5th day of November 2019.

Planning Commission Coordinator: *Laura Oliver* Date: 5th day of November, 2019

ELK RIDGE
PLANNING COMMISSION
NOVEMBER 7, 2019

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday November 7, 2019, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Wayne Jones, Gordon Reynolds, Darren Hinton Absent: Jared Barton, Matthew Stewart

Others: Royce Swensen *City Recorder*, Laura Oliver *PC Coordinator*

Public: Aaron Losee, Kay Clark

OPENING ITEMS

Wayne Jones welcomed at 7:00 PM. Opening remarks were said by Gordon Reynolds followed by the pledge of allegiance.

PLANNING COMMISSION PUBLIC HEARING:

1. DRYLAND ANNEXATION PROPOSED ORDINANCE

Wayne Jones opened the public hearing.

Ryan Haskell gave thanks the city for all the work that has been done of the annexation

Wayne Jones closed the public hearing.

2. C&L ESTATES SUBDIVISION PRELIMINARY PLANS

Wayne Jones opened the public hearing.

There were no public comments

Wayne Jones closed the public hearing.

3. SAM SUBDIVISION PRELIMINARY AND FINAL PLANS

Wayne Jones opened the public hearing.

Adam Losee stated that this is a lot that is being split into two lots and that the lots are on Fremont Way.

Wayne Jones closed the public hearing.

PLANNING COMMISSION ACTION ITEMS

1. DRYLAND ANNEXATION PROPOSED ORDINANCE DECISION

Discussion ensued on the land being next to an agricultural area and concerns of complaints from future residents about noise

GORDON REYNOLDS MOTIONED TO APPROVE THE DRYLAND ANNEXATION
ORDINANCE DARREN HINTON SECONDED

VOTE AYE (3) NAY (0) APPROVED

Absent: Jared Barton and Matt Stewart

2. C&L ESTATES SUBDIVISION PRELIMINARY PLANS DECISION

Discussion ensued on the 12 inch water pipe that will be done at the same time as well as placement of driveways near the roundabout and storm water issues. The city is looking at retaining ponds to help improve run off on Elk Ridge Dr. but the subdivision does have plans for the run off for the subdivision

DARREN HINTON MOTIONED TO APPROVE C&L ESTATES SUBDIVISION
PRELIMINARY PLANS SUBJECT TO THE DRIVEWAYS BEING ON THE FAR SIDE OF
THE DRIVEWAYS AWAY FROM THE ROUNDABOUT WAYNE JONES SECONDED

VOTE AYE (3) NAY (0) APPROVED

Absent: Jared Barton and Matt Stewart

3. **SAM SUBDIVISION PRELIMINARY AND FINAL PLANS DECISION**

WAYNE JONES MOTIONED TO APPROVE THE SAM SUBDIVISION PRELIMINARY
AND FINAL PLANS GORDON REYNOLDS SECONDED

VOTE AYE (3) NAY (0) APPROVED

Absent: Jared Barton and Matt Stewart

4. **APPROVAL OF PLANNING COMMISSION MINUTES FOR OCTOBER 3, 2019**

GORDON REYNOLDS MOTIONED TO APPROVE THE PLANNING COMMISSION
MINUTES FOR OCTOBER 3, 2019 DARREN HINTON SECONDED

VOTE AYE (3) NAY (0) APPROVED

Absent: Jared Barton and Matt Stewart

CITY COUNCIL UPDATE

No updates.

OTHER BUSINESS

No other business

ADJOURNMENT – DARREN HINTON MOTIONED TO ADJOURN meeting adjourned at 7:27pm

VOTE AYE (3) NAY (0) APPROVED

Absent: Jared Barton and Matt Stewart



Planning Commission Coordinator



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

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

NOTICE OF PUBLIC MEETING

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

- Meeting Date - **Thursday, December 5, 2019**
- 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 2nd day of December, 2019 and delivered to each member of the Planning Commission on the 2nd day of December, 2019.

Planning Commission Coordinator: *Laura Oliver* Date 2nd day of December, 2019