



## **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, January 2, 2020**
- 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. 10-12-2 Development Code, Definitions Enumerated and 10-12-5 Accessory Buildings Regulations *see attachment*

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

1. 10-12-2 Development Code, Definitions Enumerated and 10-12-5 Accessory Buildings Regulations Decision *see attachment*
2. Smart Annexation; Zoning and General Plan Discussion *see attachment*
3. Approval of Planning Commission Minutes for November 7, 2019 *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 30<sup>th</sup> day of December, 2019 and delivered to each member of the Planning Commission on the 30<sup>th</sup> day of December 2019.

Planning Commission Coordinator: Laura Oliver Date: 30<sup>th</sup> day of December, 2019

ELK RIDGE  
PLANNING COMMISSION  
JANUARY 2, 2020

**TIME AND PLACE OF MEETING**

A meeting of the Elk Ridge Planning Commission was held on Thursday January 2, 2020, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

**ROLL CALL**

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

**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 HEARING:**

**1. 10-12-2 DEVELOPMENT CODE, DEFINITIONS ENUMERATED AND 10-12-5 ACCESSORY BUILDINGS**

Wayne Jones opened the public hearing.

There was no public comment.

Wayne Jones closed the public hearing.

**PLANNING COMMISSION ACTION ITEMS**

**1. 10-12-2 DEVELOPMENT CODE, DEFINITIONS ENUMERATED AND 10-12-5 ACCESSORY BUILDINGS**

Wayne Jones stated there is a concern about accessory buildings being built on lots that do not have a primary dwelling. Discussion ensued on whether this infringes on personal property rights and whether property that is agricultural or with animal rights should be included.

**VOTE                      AYE (3)                      NAY (1)                      APPROVED**

GORDON REYNOLDS MOTIONED TO ELIMINATE 10-12-2 DEVELOPMENT CODE OF ACCESSORY BUILDINGS REGULATIONS MATT STEWART SECONDED

Darren Hinton voted Nay because of the infringement of personal property rights  
Absent: Jared Barton

**2. SMART ANNEXATION; ZONING AND GENERAL PLAN DISCUSSION**

Wayne Jones stated that the corner portion of the property is commercial and the area behind it is residential. The council was presented 2 concepts for lot sizes, 15,000 sq. ft. and 12,000 sq. ft. The General Plan's current smallest lot size is 15,000 sq. ft. There has also been some discussion about the Moderate Income Housing being utilized in this area with smaller lots and or twin homes. Discussion ensued on twin homes and the smaller lot sizes that exist in the developed area around the annexation. Discussion also ensued on the concern of ingress and egress to the commercial area from Elk Ridge Dr. and would the developer be responsible for putting in any traffic controls on 11200 and Elk Ridge Dr.; the roads belong to the county. This will be discussed again in the February meeting.

**3. APPROVAL OF PLANNING COMMISSION MINUTES FOR JANUARY 2, 2020**

DARREN HINTON MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES FOR NOVEMBER 7, 2019 WAYNE JONES SECONDED

**VOTE                      AYE (3)                      NAY (0)                      APPROVED**

Absent: Jared Barton

Abstain- Matt Stewart

56  
57  
58 **CITY COUNCIL UPDATE**

59 Jim Chase stated that Moderate Income Housing is something that the city is going to be forced to address.  
60 There are several things the city can do – make smaller lots, change the minimum house sq. ft. in the code. There  
61 will be a lot more discussions on this topic.  
62

63 **OTHER BUSINESS**

64 No other business  
65

66 **ADJOURNMENT – DARREN HINTON MOTIONED TO ADJOURN** meeting adjourned at 7:50pm

67 **VOTE      AYE (4)      NAY (0)      APPROVED**

68 Absent: Jared Barton  
69  
70  
71  
72

  
\_\_\_\_\_  
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, February 6, 2020**
- 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. Proposed Amendments to Retail Commercial Zone Article A and Signs and Advertising Structures  
10-12-23. *see attachment*

### **PLANNING COMMISSION ACTION ITEMS**

1. Chair and CO Chair Decision Regulations Decision
2. Proposed Amendments to Retail Commercial Zone Article A and Signs and Advertising Structures  
10-12-23
3. Smart Annexation; Zoning and General Plan Discussion
4. Approval of Planning Commission Minutes for November 7, 2019 *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 5<sup>th</sup> day of February, 2020 and delivered to each member of the Planning Commission on the 5<sup>th</sup> day of February 2020.

Planning Commission Coordinator: *Laura Oliver* Date: 5<sup>th</sup> day of February, 2020

ELK RIDGE  
PLANNING COMMISSION  
February 6, 2020

**TIME AND PLACE OF MEETING**

A meeting of the Elk Ridge Planning Commission was held on Thursday February 6, 2020 at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

**ROLL CALL**

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

**OPENING ITEMS**

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

**PLANNING COMMISSION PUBLIC HEARING:**

**1. PROPOSED AMENDMENTS TO RETAIL COMMERCIAL ZONE ARTICLE A AND SIGNS AND ADVERTISING STRUCTURES 10-12-23**

Wayne Jones opened the public hearing.

There was no public comment.

Wayne Jones closed the public hearing.

**PLANNING COMMISSION ACTION ITEMS**

**1. CHAIR AND CO CHAIR DECISION**

Wayne stated that the chair and co chair are chosen annually. He has taken over the CERT coordinator for the city and wouldn't mind passing the role to another commissioner.

WAYNE JONES MOTIONED TO NOMINATE DARREN HINTON AS CHAIR MATT STEWART SECONDED

VOTE            AYE (4)            NAY (1)    APPROVED    Absent - Jared Barton

WAYNE JONES MOTIONED TO NOMINATE MATT STEWART AS CO CHAIR GORDON REYNOLDS SECONDED

VOTE            AYE (4)            NAY (1)    APPROVED    Absent - Jared Barton

**2. PROPOSED AMENDMENTS TO RETAIL COMMERCIAL ZONE ARTICLE A AND SIGNS AND ADVERTISING STRUCTURES 10-12-23**

Wayne Jones stated that this draft was developed during the Haskell commercial development that subsequently dropped. It is important that the city approve a more thorough commercial code that protects the residents and the city. Wayne asked the council to work on the code for the next couple of weeks and come prepared for the next meeting to approve the commercial code. Discussion ensued on having the ordinance reviewed by the city legal staff. Discussion ensued on whether mixed use should stay in the code. The original concept of mix use was to revitalize urban areas and larger cities.

**3. SMART ANNEXATION; ZONING AND GENERAL PLAN DISCUSSION**

Wayne Jones stated that 2 concepts were brought to city council for the annexation and they want to know recommendation/suggestions on R1-15,000 and R1-12,000. The corner is commercial zoned. The overall view of the Planning Commission was they would prefer to stay with the general plan R1-15, 000 but they did not have any real issues with changing the zone to R1-12, 000 if needed. Discussion ensued on the moderate income housing and if lowering the minimum sqft for homes would meeting the requirements and just what constitutes moderate income and low income.

**4. APPROVAL OF PLANNING COMMISSION MINUTES FOR NOVEMBER 7, 2019**

DARREN HINTON MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES FOR NOVEMBER 7, 2019 GORDON REYNOLDS SECONDED

VOTE            AYE (4)            NAY (1)    APPROVED    Absent - Jared Barton

**CITY COUNCIL UPDATE**

No City Council Update

**OTHER BUSINESS**

No other business

**ADJOURNMENT – DARREN HINTON MOTIONED TO ADJOURN** meeting adjourned at 7:42pm

**VOTE      AYE (4)      NAY (0)      APPROVED**

Absent: Jared Barton

  
\_\_\_\_\_  
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, March 5, 2020**
- 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. Muni Subdivision                    | see attachment |
| 2. Houghton Subdivision                | see attachment |
| 3. Smart Property Annexation Ordinance | see attachment |
| 4. Flood Damage Prevention Ordinance   | see attachment |

### **PLANNING COMMISSION ACTION ITEMS**

- |   |                |
|---|----------------|
| 1. Houghton Subdivision Preliminary and Final Approval  |                |
| 2. Proposed Smart Property Annexation Ordinance Approval  |                |
| 3. Proposed Flood Damage Prevention Ordinance Approval  |                |
| 4. Proposed Amendments to Retail Commercial Zone Article A and Signs<br>and Advertising Structures 10-12-23 | see attachment |
| 5. Approval of Planning Commission Minutes for February 6, 2020   | 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 5<sup>th</sup> day of February, 2020 and delivered to each member of the Planning Commission on the 4<sup>th</sup> day of March, 2020.

Planning Commission Coordinator: *Laura Oliver* Date: 4<sup>th</sup> day of March, 2020

ELK RIDGE  
PLANNING COMMISSION  
March 5, 2020

**TIME AND PLACE OF MEETING**

A meeting of the Elk Ridge Planning Commission was held on Thursday March 5, 2020 at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

**ROLL CALL**

*Commissioners:* Darren Hinton Gordon Reynolds, Jared Barton, Matthew Stewart Absent: Wayne Jones, Matt Stewart  
*Others:* Royce Swensen *City Recorder*, Laura Oliver *PC Coordinator*  
*Public:* Leslie King, Eugene Sullivan, Jeremy Witt, John Lemmons, Kyle Houghton, Jason Rickards

**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. MUNI SUBDIVISION**

This is a 2 lot subdivision with an existing home on lot 1 on Alpine Dr.  
Darren Hinton opened the public hearing.  
There was no public comment.  
Darren Hinton closed the public hearing.

**2. HOUGHTON SUBDIVISION**

This is a 1 lot subdivision on Loafer Canyon Road.  
Darren Hinton opened the public hearing.  
There was no public comment.  
Darren Hinton closed the public hearing.

**3. SMART SUBDIVISION ANNEXATION ORDINANCE**

Darren Hinton stated this is to approve the ordinance for the Smart Annexation only.  
Darren Hinton opened the public hearing.  
Leslie King voiced is opinion to the city council as well. He is in favor of the annexation as long as the lots stay large and he is not in favor of the commercial part. He is worried about empty buildings and blight. He is worried about traffic flow and would like to keep it from emptying on Sky Hawk Dr. and have it go onto Elk Ridge Dr. or consider putting in a stop sign coming down the hill at Sky Hawk Dr. He is worried about views and would like to keep he homes single story.  
John Lemmon's stated his primary concern is commercial and there is too much uncertainty about commercial in the area and the limited scope of businesses that could be successful there.  
Darren Hinton closed the public hearing

**4. FLOOD DAMAGE PREVENTION ORDINANCE**

This is a renewal of the ordinance the city had to put in place for FEMA  
Darren Hinton opened the public hearing  
There was no public comment  
Darren Hinton closed the public hearing

**PLANNING COMMISSION ACTION ITEMS**

**1. HOUGHTON SUBDIVISION PRELIMINARY AND FINAL APPROVAL**

Darren Hinton stated the Planning Commission went to the lot and reviewed the lot and driveway and spoke with the city planner and the property owner regarding exceptions being requested. The exceptions being sought are the length of the driveway and grade/slope of the driveway; the property cannot be accessed otherwise. There were no issues or concerns

GORDON REYNOLDS MOTIONED TO APPROVE THE HOUGHTON SUBDIVISION  
PRELIMINARY AND FINAL PLAT WITH THE EXEMPTION TO THE LENGTH AND SLOPE OF  
THE DRIVEWAY AND THE 30% GRADE TO THE DRIVEWAY DARREN HINTON SECONDED

VOTE            AYE (3)            NAY (0)    APPROVED    Absent, Wayne Jones, Matt Stewart



2. **PROPOSED SMART PROPERTY ANNEXATION ORDINANCE APPROVAL**

Darren Hinton stated that the ordinance lists the residential lots as R1-12,000 and the commercial property on the corner as shown in the General Plan. Jared Barton stated that he does not want to make exceptions for builders and thinks that the city needs to stick to the general plan and the code. He understands reasoning for the 12,000 sq.ft. lots and it makes sense for this annexation but wants to state that he does not want the city going down the old path of giving into developers wishes and not sticking with the core of the city code.

JARED BARTON MOTIONED TO APPROVE THE SMART ANNEXATION ORDINANCE AS WRITTEN GORDON REYNOLDS SECONDED

VOTE            AYE (3)            NAY (0)    APPROVED    Absent, Wayne Jones, Matt Stewart

3. **PROPOSED FLOOD DAMAGE PREVENTION ORDINANCE APPROVAL**

Darren Hinton stated that this is a FEMA requirement renewing the ordinance after the current mapping, nothing has changed from the previous ordinance.

DARREN HINTON MOTIONED TO APPROVE THE PROPOSED FLOOD DAMAGE PREVENTION ORDINANCE JARED BARTON SECONDED

VOTE            AYE (3)            NAY (0)    APPROVED    Absent, Wayne Jones, Matt Stewart

4. **PROPOSED AMENDMENTS TO RETAIL COMMERCIAL ZONE ARTICLE A AND SIGNS AND ADVERTISING STRUCTURES 10-12-23**

Darrin Hinton stated that he spent a lot of time going over these. This was drafted when the previous commercial property was before the commission and the council but was never completed after the commercial was withdrawn. Discussion ensued on pictures, mixed use, parking setbacks. Council wants more time to review and make changes.

JARED BARTON MOTIONED TO TABLE PROPOSED AMENDMENTS TO RETAIL COMMERCIAL ZONE ARTICLE A AND SIGNS AND ADVERTISING STRUCTURES 10-12-23 UNTIL NEXT MEETING GORDON REYNOLDS SECONDED

VOTE            AYE (3)            NAY (0)    APPROVED    Absent, Wayne Jones, Matt Stewart

5. **APPROVAL OF PLANNING COMMISSION MINUTES FOR FEBRUARY 6, 2020**

DARRIN HINTON MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FOR FEBRUARY 6, 2020 JARED BARTON SECONDED

VOTE            AYE (3)            NAY (0)    APPROVED    Absent, Wayne Jones, Matt Stewart

**CITY COUNCIL UPDATE**

No City Council Update

**OTHER BUSINESS**

No other business

ADJOURNMENT – DARREN HINTON MOTIONED TO ADJOURN meeting adjourned at 7:42pm

VOTE            AYE (3)            NAY (0)    APPROVED    Absent, Wayne Jones, Matt Stewart

  
\_\_\_\_\_  
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, April 2, 2020**
- 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 31<sup>st</sup> day of March, 2020 and delivered to each member of the Planning Commission on the 31<sup>st</sup> day of March, 2020.

Planning Commission Coordinator: *Laura Oliver* Date 31<sup>st</sup> day of March, 2020



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

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On April 1, 2020, and extending on May 1, 2020 pursuant to his authority under Utah Code Section 53-2a-208, the Mayor Ellis of declared a local emergency due to the global outbreak of COVID-19 and the consequential risks to the health, safety, and welfare of Elk Ridge City residents. The Mayor of Elk Ridge City therefore exercises the following emergency powers, effective immediately that all meetings of the public body shall be held electronically and there shall be no anchor location.

### NOTICE OF PUBLIC 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, May 7, 2020**
- Meeting Time - **Commission Meeting – 7:00 pm**
- Meeting Place - **Through Zoom**
  - Join Zoom Meeting  
<https://us02web.zoom.us/j/84634322010>
  - Meeting ID: 846 3432 2010
  - One tap mobile  
+12532158782,,84634322010# US (Tacoma)  
+13462487799,,84634322010# US (Houston)
  - Dial by your location  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 6833 US (San Jose)  
+1 301 715 8592 US (Germantown)  
+1 312 626 6799 US (Chicago)  
+1 929 205 6099 US (New York)  
Meeting ID: 846 3432 2010  
Find your local number: <https://us02web.zoom.us/j/84634322010>

### COMMISSION MEETING AGENDA

#### 7:00 pm OPENING ITEMS

Opening Remarks  
Roll Call/Approval of Agenda

### PLANNING COMMISSION ACTION ITEMS

1. Proposed Amendments to Retail Commercial Zone Article A and Signs and Advertising Structures  
10-12-23. see attachment

### CITY BUSINESS

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 5<sup>th</sup> day of May, 2020 and delivered to each member of the Planning Commission on the 5<sup>th</sup> day of March, 2020.

Planning Commission Coordinator: Laura Oliver Date: 5<sup>th</sup> day of May, 2020

ELK RIDGE  
PLANNING COMMISSION  
May 7, 2020

**TIME AND PLACE OF MEETING**

A meeting of the Elk Ridge Planning Commission was held on via Zoom Thursday May 7, 2020 at 7:00 p.m.

**ROLL CALL**

*Commissioners:* Darren Hinton, Jared Barton, Matthew Stewart Absent: Wayne Jones, Gordon Reynolds  
*Others:* Royce Swensen *City Recorder*  
*Public:*

**OPENING ITEMS**

Darren Hinton welcomed at 7:00 PM. Opening remarks were said by Jared Barton.

JARED BARTON MOTION EDTO APPROVE THE AGENDA MATTHEW STEWART SECONDED

VOTE AYE (3) NAY (0) APPROVED Absent, Gordon Reynolds

**PLANNING COMMISSION PUBLIC HEARING:**

1. Proposed Amendments to Retail Commercial Zone Article A and Signs and Advertising Structures 10-12-23.

Darren Hinton stated that is has been suggested that the code be shortened. Jaren Barton stated that if it is shortened then they have to be careful about being too vague. Discussion ensued on changing all business to conditional use. Discussion ensued on exclusions such as gas stations, storage units etc. for various reasons such as space, dark sky, fed. and or state regs for gas. Discussion ensued conditional use permits are not transferrable to new owners and will need to reference business license code and possible amending the license code.

Wayne Jones joined the meeting

Wayne Jones stated that having a clause to review businesses every 6 months or so is invaluable in dealing with problems. Any remodeling of a building needs to be permitted and inspected. Discussion ensued on the business requirements needs to be moved to licensing. Wayne Jones stated that a 6-8 ft sound wall fence behind a business needs to be standard. Matthew Stewart stated that there minimum height on the garbage structure that houses dumpsters. Wayne Jones talked about lighting and different lumens. Discussion ensued on whether it needs to be rewritten or leaving it as is. Planning Commission is taking mixed use out it. The signs ordinance will be discussed next meeting.

**CITY COUNCIL UPDATE**

No City Council Update

**OTHER BUSINESS**

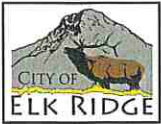
No other business

ADJOURNMENT – DARREN HINTON MOTIONED TO ADJOURN meeting adjourned at

VOTE AYE (4) NAY (0) APPROVED Absent, Gordon Reynolds



Planning Commission Coordinator



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On April 1, 2020, and extending on May1, 2020 pursuant to his authority under Utah Code Section 53-2a-208, the Mayor Ellis of declared a local emergency due to the global outbreak of COVID-19 and the consequential risks to the health, safety, and welfare of Elk Ridge City residents. The Mayor of Elk Ridge City therefore exercises the following emergency powers, effective immediately that all meetings of the public body shall be held electronically and there shall be no anchor location.

### NOTICE OF PUBLIC MEETING

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#### Join Zoom Meeting

<https://us02web.zoom.us/j/86848075293>

Meeting ID: 868 4807 5293

One tap mobile

+12532158782,,86848075293# US (Tacoma)

+13462487799,,86848075293# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 868 4807 5293

Find your local number: <https://us02web.zoom.us/j/86848075293>

- Meeting Date - **Thursday, June 4, 2020**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place – **Through Zoom**

#### COMMISSION MEETING AGENDA

##### 7:00 pm OPENING ITEMS

Opening Remarks

Roll Call/Approval of Agenda

#### PLANNING COMMISSION ACTION ITEMS

1. C&L Estates Final Plat Approval see attachment
2. Proposed Amendments to Retail Commercial Zone Article A and Signs and Advertising Structures 10-12-23. see attachment
3. Approval of Planning Commission Minutes for March 5, 2020 see attachment
4. Approval of Planning Commission Minutes for May 7, 2020 see attachment

#### 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 3<sup>rd</sup> day of June, 2020 and delivered to each member of the Planning Commission on the 3<sup>rd</sup> day of June, 2020.

Planning Commission Coordinator: Laura Oliver Date: 3<sup>rd</sup> day of June, 2020



ELK RIDGE  
PLANNING COMMISSION

June 4, 2020

**TIME AND PLACE OF MEETING**

A meeting of the Elk Ridge Planning Commission was held on via Zoom Thursday June 4, 2020 at 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/86848075293>

Meeting ID: 868 4807 5293

One tap mobile

+12532158782,,86848075293# US (Tacoma)

+13462487799,,86848075293# US (Houston)

Dial by your location

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+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 868 4807 5293

**ROLL CALL**

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

*Others:* Royce Swensen *City Recorder*

*Public:* Lee Haskell, Maxine Haskell,

**OPENING ITEMS**

Darren Hinton welcomed at 7:00 PM. Opening remarks were said by Wayne Jones.

MOTIONED TO APPROVE THE AGENDA

SECONDED

VOTE

AYE (4)

NAY (0)

APPROVED

Absent, Jared Barton

**PLANNING COMMISSION AGENDA ITEMS:**

**1. C&L ESTATES FINAL PLAT APPROVAL**

Darren Hinton stated that this is the final plat approval. It has been through several TRCs.

The city is upsizing the culinary water from an 8 to a 12 inch pipe. The only item is water shares have not been approved yet but a motion can be made contingent upon the approval. Wayne Jones is still concerned about driveways to close to the roundabout.

GORDON REYNOLDS MOTIONED TO APPROVE THE C&L ESTATES FINAL PLAT  
CONTINGENT UPON THE APPROVAL OF THE WATER CHANGE APPLICATION  
MATTHEW STEWART SECONDED

VOTE (4) AYE

(0) NAY

APPROVED

Absent, Jared Barton

**2. PROPOSED AMENDMENTS TO RETAIL COMMERCIAL ZONE ARTICLE A AND  
SIGNS AND ADVERTISING STRUCTURES 10-12-23.**

Discussion ensued regarding signs on private property and home businesses. Discussion ensued on removing section about interior signs. Royce Swensen stated that if the double fee is changed to a fine, the fine schedule needs to be mentioned within the code. Discussion ensued on hanging signs and height. Discussion ensued on whether handbills section should be in this section. Discussion ensued on adding if sign poses safety hazard or deemed a public nuisance it can be removed.



54 WAYNE JONES MOTIONED TO APPROVE THE AMENDMENT TO RETAIL  
55 COMMERCIAL ZONE ARTICLE A AND SIGNS AND ADVERTISING STRUCTURES 10-  
56 12-23 CONTIGENT UPON THE REVISIONS THAT WERE PLACED IN DOCUMENT  
57 PER TONIGHTS DISCUSSION GORDON REYNOLDS SECONDED  
58

59 VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton  
60

61 3. **APPROVAL OF PLANNING COMMISSION MINUTES FOR MARCH 5, 2020**  
62

63 DARREN HINTON MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES  
64 FOR MARCH 5, 2020 WITH THE EXCEPTION OF DARREN'S NAME BEING  
65 MISPELLED MATTHEW STEWART SECONDED  
66

67 VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton  
68

69 4. **APPROVAL OF PLANNING COMMISSION MINUTES FOR MAY 7, 2020**  
70

71 WAYNE JONES MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES  
72 FOR MAY 7, 2020 GORDON MATTHEW STEWART SECONDED  
73

74 VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton  
75

76 **CITY COUNCIL UPDATE**

77 No City Council Update  
78

79 **OTHER BUSINESS**

80 No other business  
81

82 ADJOURNMENT – DARREN HINTON MOTIONED TO ADJOURN MEETING GORDON REYNOLDS  
83 SECONDED. Meeting Adjourned  
84  
85  
86  
87  
88



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, July 2, 2020**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

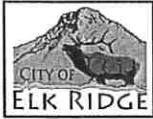
### **COMMISSION MEETING AGENDA**

**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 June, 2020 and delivered to each member of the Planning Commission on the 24<sup>th</sup> day of June, 2020.

Planning Commission Coordinator: *Laura Oliver* Date 24<sup>th</sup> day of June, 2020



## **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)

Due to COVID-19 and the consequential risks to the health, safety, and welfare of Elk Ridge City residents the Planning Commission meeting will be held electronically and there shall be no anchor location.

### **NOTICE OF PUBLIC 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 via electronically and there shall be no anchor location.

Join Zoom Meeting

<https://us02web.zoom.us/j/86966530634>

Meeting ID: 869 6653 0634

One tap mobile

+13462487799,,86966530634# US (Houston)

+16699006833,,86966530634# US (San Jose)

**Meeting Date - Thursday, August 6, 2020**

**Meeting Time - 7:00 pm**

**Meeting Place - Through Zoom, there shall be no anchor location**

### **COMMISSION MEETING AGENDA**

Opening Remarks

Roll Call/Approval of Agenda

### **PUBLIC HEARING -**

Knotts Subdivision 1 Lot, Line Adjustment

see attachment

### **PLANNING COMMISSION ACTION ITEMS**

1. Knotts Subdivision 1 Lot, Line Adjustment Approval
2. Commercial Vehicle Code Amendment Discussion

see attachment

### **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 4<sup>th</sup> day of August, 2020 and delivered to each member of the Planning Commission on the 4<sup>th</sup> day of August, 2020.

Planning Commission Coordinator: Laura Oliver Date: 4<sup>th</sup> day of August, 2020

ELK RIDGE  
PLANNING COMMISSION  
AUGUST 6, 2020

**TIME AND PLACE OF MEETING**

A meeting of the Elk Ridge Planning Commission was held on via Zoom Thursday August 6, 2020 at 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/86966530634>

Meeting ID: 869 6653 0634

One tap mobile

+13462487799,,86966530634# US (Houston)

+16699006833,,86966530634# US (San Jose)

**ROLL CALL**

*Commissioners:* Darren Hinton, Matthew Stewart, Wayne Jones, Jared Barton (late) Absent, Gordon Reynolds,

*Others:* Royce Swensen *City Recorder*

*Public:* Craig Williamson,

**OPENING ITEMS**

Darren Hinton welcomed at 7:00 PM. Opening remarks were said by Wayne Jones.

MOTIONED TO APPROVE THE AGENDA                      SECONDED  
VOTE                      AYE (4)                      NAY (0)                      APPROVED

**PUBLIC HEARING**

**KNOTTS SUBDIVISION PLAT PRELIMINARY AND FINAL**

Darren Hinton opened the public hearing

Craig Williamson stated that he thinks that the subdivision is a good idea. This should have happened a long time ago but there was some recording error.

Darren closed the public hearing.

**PLANNING COMMISSION AGENDA ITEMS:**

**1. KNOTTS SUBDIVISION PLAT PRELIMINARY AND FINAL**

Darren explained that this is to adjoin 2 parcels into one so the homeowner can add an addition to the home. This

small piece of land was not a part of any subdivision, so it needed to go through the subdivision process. There is an easement that runs down the original property line that needs to be moved for the homeowner to build an addition to her home.

WAYNE JONES MOTIONED TO APPROVE THE KNOTTS SUBDIVISION PRELIMINARY AND FINAL PLAT MATTHEW STEWART SECONDED

VOTE (3) AYE (0) NAY                      APPROVED

Absent, Jared Barton , Gordon Reynolds

Jared Barton joined the meeting

**2. COMMERCIAL VEHICLE CODE AMENDMENT DISCUSSION**

Darren Hinton stated that there are 2 parts of the code being adjusted 4-2a-3 Specific Nuisance and 10-12-26 Storage of Commercial and Large Vehicles in Residential zones.

Wayne Jones asked if this is a problem with this in the city. Royce Swensen stated that it was problematic with the previous code regarding code enforcement interpreting some of the

51 definitions and 2) there are several that have regular vehicles that would be prohibited. This  
52 is will relax the code so that at least you can have one, such as dump trucks and large long  
53 trailers but restrict having a fleet. Currently all commercial vehicles are prohibited to park in  
54 the city. The definitions are more defined. Wayne Jones asked if a resident has a dump truck  
55 then they can park it at their home now and code enforcement will be able to enforce this  
56 issue? Royce Swensen stated that it will depend on the weight and only one per lot and  
57 should help code enforcement in defining what is allowed. Discussion ensued on whether  
58 someone should be able to park these vehicles on their property regardless of whether it is  
59 readably visible. If you can't see it then why does it matter? Jared Barton stated that no one  
60 wants this parked next to their property, but it goes back to property rights and telling people  
61 what they can and can't do on their own property. He doesn't think the city should be  
62 dictating what you can have on your property but there needs to be parameters around it. If it  
63 can be hidden and stored in an enclosed area, then it should be allowed. Overall, he supports  
64 the concept of the amendment. Doesn't see a problem with someone having more than 1 if it  
65 is out of sight. Matthew Stewart stated that right now you can have one and it doesn't need to  
66 be hidden. What is a 26,000 LB. vehicle? Jared Barton and Matthew Stewart stated it should  
67 use DOT classification and not weight. How do you enforce the weight when it can be  
68 argued that a vehicle is 25,900 lb.? That will happen; it needs to be by class Jared stated that  
69 most people would agree that an 18-wheeler shouldn't be parked on a 1/3-acre lot. Wayne  
70 asked if this is for any motorized vehicle; is this for equipment as well, what about a double  
71 dumper they weigh about 14,000 lb. Jared Barton stated that there is code that doesn't allow  
72 certain things parked on the street. This is only for motorized vehicles. Wayne Jones asked  
73 what is the real intent- stop eye sores? - don't want a certain size vehicle? - What is this  
74 trying to accomplish? Jared Barton asked if there are many of these in the city. Royce  
75 Swensen stated just a handful. Darren Hinton stated that the city is trying to avoid a  
76 junkyard, but the definitions are still not clear enough. A motorized vehicle can technically  
77 be a track hoe. Wayne Jones stated if you are going to allow tractors and trailers on property  
78 than what's the difference in a construction tractor/truck? Again, what is the intent,  
79 somethings are allowed, and some things aren't. Who and why do they want this change?  
80 Royce Swensen stated the intent is to clarify what is permissible and what is not by defining  
81 and clarifying – cleaning up the definitions. One of the problems code enforcement has had  
82 are there are several landscapers that have dump trucks. The old code states that they cannot  
83 park these on their lots. This lightens this up the code. Jared Peterson brought this forward  
84 because a few residents, who had been contacted by code enforcement, were concerned  
85 about the interpretation of the current code. Matthew Stewart stated that Jared has a parcel he  
86 (Jared) parks stuff on. Darren Hinton stated the definitions are better, but they still need to be  
87 even clearer. If it's changed it will come back for more clarification. Darren Hinton does not  
88 like 10-12-26 is too big and 4-2A-3 the strike out needs to remain in. If we cannot see a  
89 vehicle, why is it a problem if the intent is to avoid an eyesore? Wayne Jones does not like  
90 any it; thinks it is unenforceable. He does not like how it is written and it's going to be  
91 problem. Jared Barton stated leave in 4-2A-3 in, it's their property. His neighbor has a very  
92 large trailer parked right next to his property but it's not Jared place to tell him he can't have  
93 it there. Property rights, if he needs for his neighbor to move it for some reason it's up to  
94 Jared to talk with his neighbor and figure out a solution. There are already nuisance codes in  
95 place to handle problems like this. Matthew Stewart stated he is less concerned the look of  
96 equipment and more concerned about a safety issue of children with a lot of equipment on a  
97 lot but thinks it's getting overbearing telling people what they can do with their own  
98 property. Wayne Jones stated that if it is about nuisance and eyesore than the code needs to  
99 say that. But this doesn't look like this is the intent. Wayne Jones does not like how this is  
100 written at all.

Darren Hinton stated this is a significantly lighter code. All residents can park an 18-wheeler in front of their house but not two.

Darren to sum it up:

1. The proposed changes are not clear enough; they need to refine it and what is the real intent
2. Keep 4-2A-3 in the code – property rights

Royce will give the recommendations and summary to council.

**CITY COUNCIL UPDATE**

No City Council Update

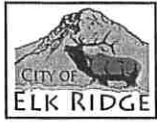
**OTHER BUSINESS**

No other business

ADJOURNMENT – WAYNE JONES MOTIONED TO ADJOURN MEETING MATTHEW STEWART  
SECONDED. Meeting Adjourned

  
\_\_\_\_\_  
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)

Due to COVID-19 and the consequential risks to the health, safety, and welfare of Elk Ridge City residents the Planning Commission meeting will be held electronically and there shall be no anchor location.

### **NOTICE OF PUBLIC 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 via electronically and there shall be no anchor location.

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/89059478554>

Meeting ID: 890 5947 8554

One tap mobile

+16699006833,,89059478554# US (San Jose)

+12532158782,,89059478554# US (Tacoma)

**Meeting Date - Thursday, September 3, 2020**

**Meeting Time - 7:00 pm**

**Meeting Place - Through Zoom, there shall be no anchor location**

#### **COMMISSION MEETING AGENDA**

Opening Remarks

Roll Call/Approval of Agenda

**PUBLIC HEARING - Please indicate in the chat area if you have a comment you would like to make.**

1. Salem Hills Plat M Subdivision Preliminary and Final Approval see attachment
2. Dryland Subdivision Plat Preliminary Approval see attachment

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

1. Declaration for Electronic Public Meetings Approval see attachment
2. Salem Hills Plat M Subdivision Preliminary and Final Approval
3. Dryland Subdivision Plat Preliminary Approval
4. Approve Planning Commission Minutes for June 4, 2020 see attachment
5. Approve Planning Commission Minutes for August 6, 2020 see attachment

#### **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 2<sup>nd</sup> day of September 2020 and delivered to each member of the Planning Commission on the 2<sup>nd</sup> of September 2020.

Planning Commission Coordinator: Laura Oliver Date: 2<sup>nd</sup> day of September 2020

ELK RIDGE  
PLANNING COMMISSION  
SEPTEMBER 3, 2020

**TIME AND PLACE OF MEETING**

A meeting of the Elk Ridge Planning Commission was held on via Zoom Thursday September 3, 2020 at 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/89059478554>

Meeting ID: 890 5947 8554

One tap mobile

+16699006833,,89059478554# US (San Jose)

+12532158782,,89059478554# US (Tacoma)

**ROLL CALL**

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

*Others:* Royce Swensen *City Recorder*

*Public:* Virginia Helgesen, Charlene Ashworth, Ryan Haskell, Lee Haskell, Justin Haskell

**OPENING ITEMS**

Darren Hinton welcomed at 7:00 PM. Opening remarks were said by Wayne Jones.

WAYNE JONES MOTIONED TO APPROVE THE AGENDA MATTHEW STEWART SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent, Jared Barton

Darren Hinton made statement as set forth in Utah State Code 52-4-207(4) and adopted by the city of Elk Ridge, the Planning Commission will be holding the public meeting electronically via Zoom without an anchor location due to the Covid19. The inadequate space for public meeting poses a health and safety risk.

**PUBLIC HEARING**

**1. SALEM HILLS PLAT M SUBDIVISION PRELIMINARY AND FINAL APPROVAL**

Darren Hinton opened the public hearing

Virginia Helgesen asked what was being built and was concerned about rental properties. Royce Swensen stated that once a home is built homeowners can rent the home. Darren explained that this subdivision is 2 lots that will be have 1 home per lot.

Darren Hinton closed the public hearing

**2. DRYLAND SUBDIVISION PLAT PRELIMINARY APPROVAL**

Darren Hinton opened the public hearing

There was no comment

Darren Hinton closed the public hearing

**PLANNING COMMISSION AGENDA ITEMS**

**1. DECLARATION FOR ELECTRONIC PUBLIC MEETINGS APPROVAL**

Darren Hinton stated the declaration before the public hearing

**2. SALEM HILLS PLAT M SUBDIVISION PRELIMINARY AND FINAL APPROVAL**

Matthew Stewart asked for clarifications on the exceptions. Darren stated that there is a waiver request for sidewalks because there are no other sidewalks in that area. The curb and gutter are going to be paid in lieu of to be put in a future date. There were no concerns by commission members.

**GORDON REYNOLDS MOTION TO APPROVE THE SALEM HILLS PLAT M SUBDIVISION  
CONTINGENT UPON AQUA ENGINEERING'S REVIEW AND TO SEND IT TO CITY  
COUNCIL FOR APPROVAL WAYNE JONES SECONDED**

VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton

3. **DRYLAND SUBDIVISION PLAT PRELIMINARY APPROVAL**

Matthew Stewart asked if the existing home on lot 7 is remaining and if the approach going to change. Lee Haskell stated that the home is remaining and that the approach will not change. The car port will be removed. There were no issues or concerns of commission members.

**MATTHEW STEWART MOTIONED APPROVE THE DRYLAND SUBDIVISION PLAT PRELIMINARY PLAT**

VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton

4. **APPROVE PLANNING COMMISSION MINUTES FOR JUNE 4, 2020**

DARREN HINTON MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FOR JUNE 4, 2020 WAYNE JONES SECONDED

VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton

5. **APPROVE PLANNING COMMISSION MINUTES FOR AUG 6, 2020**

WAYNE JONES – LINE 48 REMOVE THE WORD CHANGE THIS TO THERE, LINE 51 REMOVE IS, LINE 90 REMOVE IT, LINE90 ADD AN A- IT IS GOING TO A PROBLEM

DARREN HINTON MOTIONED TO APPROVE PLANNING COMMISSION MINUTES FOR AUGUST 6, 2020 MATTHEW STEWART SECONDED

VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton

**CITY COUNCIL UPDATE**

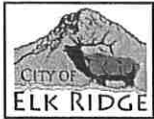
No City Council Update

**OTHER BUSINESS**

No other business

ADJOURNMENT – WAYNE JONES MOTIONED TO ADJOURN MEETING MATTHEW STEWART SECONDED. Meeting Adjourned

  
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)

Due to COVID-19 and the consequential risks to the health, safety, and welfare of Elk Ridge City residents the Planning Commission meeting will be held electronically and there shall be no anchor location.

### **NOTICE OF PUBLIC 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 via electronically and there shall be no anchor location.

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/84664987254>

Meeting ID: 846 6498 7254

One tap mobile

+12532158782,,84664987254# US (Tacoma)

+13462487799,,84664987254# US (Houston)

**Meeting Date - Thursday, October 1, 2020**

**Meeting Time - 7:00 pm**

**Meeting Place - Through Zoom, there shall be no anchor location**

#### **COMMISSION MEETING AGENDA**

Opening Remarks

Roll Call/Approval of Agenda

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

1. Animal Structures and Accessory Buildings Proposed Code Amendment Discussion see attachment
2. Approve Planning Commission Minutes for September 3, 2020 see attachment

#### **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 30th day of September 2020 and delivered to each member of the Planning Commission on the 30th of September 2020.

Planning Commission Coordinator: Laura J. Oliver Date: 30th day of September 2020

ELK RIDGE  
PLANNING COMMISSION  
OCTOBER 1, 2020

**TIME AND PLACE OF MEETING**

A meeting of the Elk Ridge Planning Commission was held on via Zoom Thursday October 1, 2020 at 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/84664987254>

Meeting ID: 846 6498 7254

One tap mobile

+12532158782,,84664987254# US (Tacoma)

+13462487799,,84664987254# US (Houston)

**ROLL CALL**

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

*Others:* Royce Swensen *City Recorder*, Jared Peterson, City Council

*Public:*

**OPENING ITEMS**

Darren Hinton welcomed at 7:00 PM. Opening remarks were said by Darren Hinton.

**There was no quorum present**

**PLANNING COMMISSION AGENDA ITEMS**

**1. ANIMAL STRUCTURES AND ACCESSORY BUILDINGS PROPOSED CODE AMENDMENT DISCUSSION**

Jared Peterson, City Council gave the Planning Commission background and thoughts behind the proposed amendment for R&L zones. Matthew Stewart stated on section 2 A & B read similar on the side set back on a corner lot and on the side that abuts the street, are they both necessary.

Darren Hinton stated B should reference the side yard setback not the side plane. Darren and Matthew both liked the changes with the one change from side plane.

**2. APPROVE PLANNING COMMISSION MINUTES FOR SEP. 3, 2020**

Tabled – no quorum

**CITY COUNCIL UPDATE**

No City Council Update

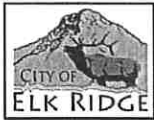
**OTHER BUSINESS**

No other business

ADJOURNMENT – Meeting Adjourned

  
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)

Due to COVID-19 and the consequential risks to the health, safety, and welfare of Elk Ridge City residents the Planning Commission meeting will be held electronically and there shall be no anchor location.

### **NOTICE OF PUBLIC 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 via electronically and there shall be no anchor location.

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/88943825254>

Meeting ID: 889 4382 5254

One tap mobile

+16699006833,,88943825254# US (San Jose)

+12532158782,,88943825254# US (Tacoma)

**Meeting Date - Thursday, November 5, 2020**

**Meeting Time - 7:00 pm**

**Meeting Place - Through Zoom, there shall be no anchor location**

#### **COMMISSION MEETING AGENDA**

Opening Remarks

Declaration for Electronic Public Meetings Approval

Roll Call/Approval of Agenda

#### **PUBLIC HEARING - Please indicate in the chat area if you have a comment you would like to make.**

- |  |                |
|--|----------------|
| 1. Evelyn's View Subdivision Preliminary and Final Approval                        | see attachment |
| 2. Livestock Animals 10-18-6 Proposed Amendment                                    | see attachment |
| 3. Accessory Structures 10-12-5 Proposed Amendment                                 | see attachment |
| 4. Commercial Vehicle Code. 4-2A-3(H) Proposed Amendment                           | see attachment |
| 5. Specific Nuisances 4-2A-3 Proposed Amendment                                    | see attachment |
| 6. Storage of Commercial Vehicles in Residential Zones 10-12-26 Proposed Amendment | see attachment |

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

- |  |                |
|--|----------------|
| 1. Evelyn's View Subdivision Preliminary and Final Approval                        |                |
| 2. Livestock Animals 10-18-6 Proposed Amendment                                    |                |
| 3. Accessory Structures 10-12-5 Proposed Amendment                                 |                |
| 4. Commercial Vehicle Code. 4-2A-3(H) Proposed Amendment                           |                |
| 5. Specific Nuisances 4-2A-3 Proposed Amendment                                    |                |
| 6. Storage of Commercial Vehicles in Residential Zones 10-12-26 Proposed Amendment |                |
| 7. Planning Commission Minutes for Sep. 3, 2020 Approval                           | see attachment |
| 8. Planning Commission Minutes for Oct. 1, 2020 Approval                           | see attachment |

#### **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 4<sup>th</sup> day of November 2020 and delivered to each member of the Planning Commission on the 4<sup>th</sup> of November 2020.

Planning Commission Coordinator: *Laura J. Haver* Date: 4th day of November 2020



ELK RIDGE  
PLANNING COMMISSION  
NOVEMBER 5, 2020

**TIME AND PLACE OF MEETING**

A meeting of the Elk Ridge Planning Commission was held on via Zoom Thursday November 5, 2020 at 7:00 p.m.

Join Zoom Meeting

**ROLL CALL**

*Commissioners:* Darren Hinton, Matthew Stewart, Wayne Jones, Gordon Reynolds, Absent -Jared Barton,  
*Others:* Royce Swensen *City Recorder*  
*Public:* Chad Brown, Diann Brown, Unknown

**OPENING ITEMS**

**Darren Hinton made statement as set forth in Utah State Code 52-4-207(4) and adopted by the city of Elk Ridge, the Planning Commission will be holding the public meeting electronically via Zoom without an anchor location due to the Covid19. The inadequate space for public meeting poses a health and safety risk.**

Darren Hinton welcomed at 7:00 PM. Opening remarks were said by Wayne Jones.

**WAYNE JONES MOTIONED TO APPROVE THE AGENDA MATTHEW STEWART SECONDED**

VOTE            AYE (4)            NAY (0)            APPROVED    Absent, Jared Barton

**PUBLIC HEARING**

**1. EVELYN'S VIEW SUBDIVISION PRELIMINARY AND FINAL APPROVAL**

Darren Hinton opened the public hearing  
There were no public comments  
Darren Hinton closed the public hearing

**2. LIVESTOCK ANIMALS10-18-6 PROPOSED AMENDMENT**

Darren Hinton opened the public hearing  
There were no public comments  
Darren Hinton closed the public hearing

**3. ACCESSORY STRUCTURES10-12-5 PROPOSED AMENDMENT**

Darren Hinton opened the public hearing  
There were no public comments  
Darren Hinton closed the public hearing

**4. COMMERCIAL VEHIVLE CODE 4-2A-3(H) PROPOSED AMENDMENT**

Darren Hinton opened the public hearing  
There were no public comments  
Darren Hinton closed the public hearing

**5. SPECIFIC NUISANCES 4-2A-3 PROPOSED AMENDMENT**

Darren Hinton opened the public hearing  
There were no public comments  
Darren Hinton closed the public hearing

**6. STORAGE OF COMMERCIAL VEHICLES IN RESIDENTIAL ZONES10-12-26 PROPOSED AMENDMENT**

Darren Hinton opened the public hearing  
There were no public comments.  
Darren Hinton closed the public hearing

PLANNING COMMISSION AGENDA ITEMS

1. EVELYN'S VIEW SUBDIVISION PRELIMINARY AND FINAL

Discussion ensued on where the actual subdivision is located, the size of the lots and lot lines.  
There were no concerns by the commission members.

**WAYNE JONES MOTIONED TO APPROVE EVELYN'S VIEW SUBDIVISION PRELIMINARY AND FINAL PLAT DARREN HINTON SECONDED**

VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton

2. LIVESTOCK ANIMALS 10-18-6 PROPOSED AMENDMENT

Darren Hinton stated that several months ago there was an amendment to the accessory building code in which the planning commission discussed allowing accessory buildings on an agriculture lot that does not have a primary dwelling. City Council approved the amendment without excluding agricultural lots. This proposal states that a structure can be placed any where on the property within the setbacks. Wayne Jones asked for confirmation that a resident in the R&L zone could now build 12 feet away from the property line instead of 75 feet. Darren confirmed this. Wayne Jones is in an R&L zone with ½ acre lots which is in the middle of town next to residential only lots. This would make it possible to put the barn in what is residential area. Wayne Jones thinks this should be tabled so there is more discussion and how this would affect residents in this area. Wayne Jones will research and do revisions and recommendations for the smaller R&L lots.

**WAYNE JONES MOTIONED TO TABLE THE MATTER FOR FURTHER DISCUSSION GORDON REYNOLDS SECONDED**

VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton

3. ACCESSORY STRUCTURES 10-12-5 PROPOSED AMENDMENT

Discussion ensued on this applying to R&L zones only and not applying to residential only zones.

**GORDON REYNOLDS MOTIONED TO APPROVE THE PROPOSED AMENDMENT 10-12-5 ACCESSORY STRUCTURES WAYNE JONES SECONDED**

VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton

4. COMMERCIAL VEHICLE CODE 4-2A-3(H) PROPOSED AMENDMENT

Darren Hinton stated that the previous planning commission discussion ensued on enforceability and went through the changes since that discussion. Wayne Jones still does not like how it is written and that a homeowner should be able to park whatever they need to on their property as long as it is not in the front of the home. Discussion ensued on where vehicles should be parked and the definition of continuous and repeated location. Wayne Jones stated that the code needed to be simpler and more precise. Discussion ensued on lack of public concern or comment and how to get the public involved.

**WAYNE JONES MOTIONED TO TABLE THE MATTER FOR FUTURE DISCUSSION MATT STEWART SECONDED.**

VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton

5. SPECIFIC NUISANCES 4-2A-3 PROPOSED AMENDMENT

Discussion ensued on it needing to be more specific adding "behind a solid fenced in property or enclosed structure and take out "in violation of 12-12-26". Gordon Reynolds stated that this supports property rights and property values. Darren Hinton stated that this change actually brings it back to the way it was before.

**WAYNE JONES MOTIONED TO APPROVE SPECIFIC NUISANCE 4-2A-3 WITH THE FOLLOWING CHANGES TAKING OUT WHEN IT IS READILY VISIBLE FROM A PUBLIC STREET, ALLEY OR ADJOINING PROPERTY IN VIOLATION OF 10-12-26 AND ADDING INSTEAD "EXCEPT WHEN PARKED BEHIND A SOLID ENCLOSED FENCE OR IN AN ENCLOSED STRUCTURE MATT STEWART SECONDED**

VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton

**6. STORAGE OF COMMERCIAL VEHICLES IN RESIDENTIAL ZONES10-12-26 PROPOSED AMENDMENT**

This item was already discussed in item 4

**7. PLANNING COMMISSION MINUTES FOR SEP. 3, 2020 APPROVAL**

MATT STEWART MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FOR SEPTEMBER 3, 2020 WAYNE JONES SECONDED

VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton

**8. PLANNING COMMISSION MINUTES FOR OCT. 1, 2020 APPROVAL**

MATT STEWART MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES FOR OCTOBER 1, 2020 DARREN HINTON SECONDED

VOTE (4) AYE (0) NAY APPROVED Absent, Jared Barton

**CITY COUNCIL UPDATE**

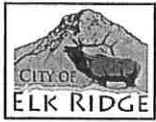
No City Council Update

**OTHER BUSINESS**

No other business

ADJOURNMENT – GORDON REYNOLDS MOTIONED TO ADJOURN MEETING DARREN HINTON SECONDED. Meeting Adjourned

  
\_\_\_\_\_  
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)

Due to COVID-19 and the consequential risks to the health, safety, and welfare of Elk Ridge City residents the Planning Commission meeting will be held shall be held electronically and there shall be no anchor location.

**NOTICE OF PUBLIC MEETING**

Notice is hereby given that the Elk Ridge Planning Commission will hold a planning commission hearing at the date, time, and place listed below via electronically and there shall be no anchor location.

**Join Zoom Meeting**

<https://us02web.zoom.us/j/83296690057>

Meeting ID: 832 9669 0057

One tap mobile

+16699006833,,83296690057# US (San Jose)

+12532158782,,83296690057# US (Tacoma)

**Meeting Date – Thursday, December 3, 2020**

**Meeting Time – 7:00 pm**

**Meeting Place – Through Zoom, there shall be no anchor location**

**COMMISSION MEETING AGENDA**

Opening Remarks

Roll Call/Approval of Agenda

**PLANNING COMMISSION ACTION ITEMS**

1. Declaration for Electronic Public Meetings Approval
2. Dryland Subdivision Plat Final Approval
3. Commercial Vehicle Code Discussion

see attachment

see attachment

see attachment

**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 2<sup>nd</sup> day of December 2020 and delivered to each member of the Planning Commission on the 2<sup>nd</sup> of December 2020.

Planning Commission Coordinator: Laura Oliver Date: 2<sup>nd</sup> day of December 2020

ELK RIDGE  
PLANNING COMMISSION  
DECEMBER 3, 2020

**TIME AND PLACE OF MEETING**

A meeting of the Elk Ridge Planning Commission was held on via Zoom Thursday December 3, 2020 at 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/83296690057>

Meeting ID: 832 9669 0057

One tap mobile

+16699006833,,83296690057# US (San Jose)

+12532158782,,83296690057# US (Tacoma)

**ROLL CALL**

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

*Others:* Royce Swensen *City Recorder*

*Public:* Ryan Haskell, Lee Haskell, Justin Haskell

**OPENING ITEMS**

Darren Hinton welcomed at 7:00 PM. Opening remarks were said by Matt Stewart.

WAYNE JONES MOTIONED TO APPROVE THE AGENDA MATTHEW STEWART SECONDED

VOTE                      AYE (5)                      NAY (0)                      APPROVED

**PLANNING COMMISSION AGENDA ITEMS**

**1. DECLARATION FOR ELECTRONIC PUBLIC MEETINGS APPROVAL**

Darren Hinton made statement as set forth in Utah State Code 52-4-207(4) and adopted by the city of Elk Ridge, the Planning Commission will be holding the public meeting electronically via Zoom without an anchor location due to the Covid19. The inadequate space for public meeting poses a health and safety risk.

VOTE                      (5) AYE                      (0) NAY                      APPROVED

**2. DRYLAND SUBDIVISION PLAT PRELIMINARY APPROVAL**

There were no concerns on the final plat.

**WAYNE JONES MOTIONED APPROVE THE DRYLAND SUBDIVISION FINAL PLAT**

VOTE                      (5) AYE                      (0) NAY                      APPROVED

**3. COMMERCIAL VEHICLE CODE DISCUSSION**

Darren Hinton brought up the draft by Wayne Jones. Wayne Jones stated that he looked at the codes in his previous state and they used 10,000 lb. or more and added some exceptions and the size Of property that could handle an 18-wheeler with setbacks. Wayne stated that a lot of tractors without the trailer around roughly 10,000 lb. Darren Hinton stated the proposed code has the weight at 26,000 lb. which is the weight of a tractor trailer and the largest Ram truck weighs just over 10,000 lb. All weights are on file and can be found online. He doesn't want to hinder the person that drives a comcast truck home at night. The issue comes down to restricting parking on the street but not restricting what is parked on private property. Matt Stewart is not inclined to restrict what a resident can do on their own property; a truck parked on a property does not lower property value. He also wants his neighborhood to look nice. Jared Barton is supportive of restricting parking on the street, but he would not support restricting someone from parking a vehicle on their property that could impact their livelihood. Darren Hinton will make edits and send it back out to planning commission to review before the next meeting. The Planning Commission will discuss it once more at least.

DARREN HINTON MOTIONED TABLE THE MATTER FOR FURTHER DISCUSSION  
WAYNE JONES SECONDED

VOTE (5) AYE (0) NAY APPROVED

**CITY COUNCIL UPDATE**

No City Council Update

**OTHER BUSINESS**

No other business

ADJOURNMENT – WAYNE JONES MOTIONED TO ADJOURN MEETING MATTHEW STEWART  
SECONDED. Meeting Adjourned

  
\_\_\_\_\_  
Planning Commission Coordinator