

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 needed 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