1					E	LKR	IDGE					
2		PLANNING COMMISSION										
3	NOVEMBER 5, 2020											
4	TIME AN	D PLACE (OF MEETI	٧G	1,0,7	D111D1	310, 2020					
5	A meeting of the Elk Ridge Planning Commission was held on via Zoom Thursday November 5, 2020 at 7:00											
6		m.							•			
7	Joi	n Zoom Me	eting									
8	ROLL CA	LL										
9	Commissioners: Darren Hinton, Matthew Stewart, Wayne Jones, Gordon Reynolds, Absent -Jared Barton											
10	Others:		Royce Swensen City Recorder Chad Brown, Diann Brown, Unknown									
11 12	Public:		Chad Bro	wn, Dian	in Brown, I	Unkno	wn					
13	OPENING	GITEMS										
14 15 16	Ridge, the	Planning C	Commission	will be h	olding the	publi	Code 52-4-2076 c meeting elect e for public me	ronically	via Zoom	without an	lk	
17	risk.			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		орисс	ror public inc	oung pose		and survey		
18	Darren Hinton welcomed at 7:00 PM. Opening remarks were said by Wayne Jones.											
19	WAYNE JONES MOTIONED TO APPROVE THE AGENDA MATTHEW STEWART SECONDED											
20	W.	AYNE JON	ES MOTIC	ONED TO	O APPRO	VE TI	HE AGENDA I	MATTHE	W STEW	ART SECO	NDED	
21		VOTE	AYE	(4)	NAY	(0)	APPROVED	Absent,	Jared Barto	on		
22												
23	DIIDI IC I	HEARING										
24 25	TUBLIC I		S VIEW SIII	RDIVISIO	ON PRELI	MINAI	RV AND FINAT	APPROV	AT.			
26	1. EVELYN'S VIEW SUBDIVISION PRELIMINARY AND FINAL APPROVAL Darren Hinton opened the public hearing											
27	There were no public comments											
28		Darren Hint	on closed the	public he	aring							
29	2.					ED AN	MENDMENT					
30	Darren Hinton opened the public hearing											
31			no public con									
32		Darren Hill	on closed the	public ne	aring							
33	3.					POSE	D AMENDMEN	T				
34	Darren Hinton opened the public hearing											
35 36			no public cont ton closed the		arina							
37		Darren Him	on closed me	puone ne	armg							
38	4.	COMMED	CIAL VEHI	VI F CO	DE 4-24-3	TIN DD	OPOSED AME	NDMENT				
39	•		ton opened the			II) I K	OI OSED AME	NDMENT				
40			no public con									
41		Darren Hint	ton closed the	public he	aring							
42	5.	SPECIFIC	NUISANCE	S 4-2A-3	PROPOSE	ED AM	ENDMENT					
43			ton opened the		earing							
44			no public cor		•							
45		Darren Hint	ton closed the	public he	aring							
46	6.			ERCIAL	VEHICLI	ES IN F	RESIDENTIAL	ZONES10	12-26 PRC	DPOSED		
47 40		AMENDM Damen Hint		- m., le 1! - 1	aanin s							
48 49			ton opened the no public con		caring							
50			ton closed the		aring							

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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 ANIMALS10-18-6 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 APPROVESPECIFIC NUISANCE 4-2A-3 WITH THE FOLLOWING CHANGES TAKING OUT WHEN IT IS READILY VISIBLE FROM A PUBLIC STREET, ALLEY OR ADJOING 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

110		VOTE	(4) AYE	(0) NAY	APPROVEI	O Absent, Jared Barton					
111		CTOD ACE OF COL	AMEDOLAL	VEHICL EC IN	TO THE CITED AND ADDRESS OF THE	ZONEGIA 14 44 BROBOSER					
112	0.		VIVIERCIAL	VEHICLES IN	RESIDENTIAL	ZONES10-12-26 PROPOSED					
113		AMENDMENT This item was already	diamenad in it	1							
114		This item was already	discussed in it	em 4							
115	7.	PLANNING COMM	ISSION MIN	UTES FOR SE	P. 3, 2020 APPRO	OVAL					
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117	MATT STEWART MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FOR										
118		SEPTEMBER 3, 202	0 WAYNE JC	DNES SECONI	DED						
119											
120		VOTE	(4) AYE	(0) NAY	APPROVED	Absent, Jared Barton					
121						**************************************					
122	8.	PLANNING COMM	ISSION MIN	UTES FOR O	CT. 1, 2020 APPR	OVAL					
123											
124		MATT STEWART N	MOTIONED T	TO APPROVE	THE PLANNING	G COMMISSION MINUTES FOR					
125		OCTOBER 1, 2020 I	DARREN HIN	TON SECON	DED						
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127		VOTE	(4) AYE	(0) NAY	APPROVED	Absent, Jared Barton					
128				300		- 100 mil 1					
129	CITY	COUNCIL UPDAT	E								
130	No C	City Council Update	- -								
131		1									
132	OTH	ER BUSINESS									
133	No o	ther business									
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135	ΑГ	DJOURNMENT –	GORDON	REYNOLDS	MOTIONED TO	ADJOURN MEETING DARREN HINTON					
136		CONDED. Meeting		TEL TITOLD D	inorioried ro	TENOCHA MELTING BANGEN INIVION					
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142				-	Planning Cor	nmission Coordinator					

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