

ELK RIDGE
PLANNING COMMISSION
SEPTEMBER 2, 2021

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday September 2, 2021, at 7:00 p.m.

ROLL CALL

Commissioners: Darren Hinton, Gordon Reynolds, Maureen Bushman, Jared Case Absent-Matthew Stewart
Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*
Public: Marilyn Maygren, Charles Wixam, Chris Butterfield, Clint Ashmead, Dane Kimber, Karin Adams, Eric Adams

OPENING ITEMS

Darrian Hinton welcomed. Opening remarks were said by Darren Hinton. Darren Hinton led the Pledge.

JARED PETERSON MOTIONED TO APPROVE THE AGENDA MAUREEN BUSHMAN SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent Matthew Stewart

PUBLIC HEARING

1. **THE HIGHLANDS AT ELK RIDGE SUBDIVISION PRELIMINARY PLAT**

Darren Hinton opened the public hearing.

Charles Wixom is concerned about the city having enough water and storage capacity and asked if the developer is helping with that. Recommends putting in restrictions on landscaping.

Chris Butterfield stated he is concerned about the increase in traffic on 11200 South and Elk Ridge Dr. and water storage capacity. Who is responsible for expanding the roads outside of Elk Ridge City boundaries? There are more people paying into public services; is there any plan to expand fire department, police, snow removal etc.? The plat shows 91 lots are these number of lots a wish list or reality, if it's not reality then lets see what is reality. The city says they can't stop growth, but can we support the growth? Are there projections the city should be following? What is in it for the city to have another 100 homes?

Clint Ashmead shares the same concerns. Will we get appropriate responses to questions repeatedly asked regarding the concerns we have all had? The city is handcuffed in that we can't mandate growth but the city needs to address the concerns so that citizens can feel comfortable with all the growth. The road infrastructure has changed with the addition of the roundabout to help with efficiency. Upper Elk Ridge is given a good egress with this plan but there is no control over roads outside Elk Ridge City. Would a coalition of residence help? Is there a study that Elk Ridge can handle growth and when the city gets to the cap of 8,000 people per general plan, will they be backed up to the roundabout if the stop light isn't put in?

Karen Adams is concerned about the road in front of their home on Rocky Mountain Way regarding public safety with no streetlights and there is nothing to slow down traffic.

Darren Hinton closed the public hearing

Darren Hinton went through the city's water capacity and infrastructure and the capital facilities plan. There is not a cap of 8000, that is a projection of possible growth. The city looks at projections and calculates how much storage, supply and distribution is needed. They run hydraulic models, they look at how much volume is needed inside the tanks, how much supply is necessary to fill those tanks. Any new growth that comes in is required to pay into a fund that pays for upgrades of the water infrastructure, including tanks. Developers are required to bring in water shares. Water capacity, storage and supply was discussed in depth on Aug. 5th meeting. Shay Stark City Planner stated the city is handcuffed in what fees they can charge developers and how the city can use those fees. The city must follow state law. Every year the city goes through a state audit which closely

looks at the impact fees etc. The state will not let the city charge developers for a storage tank that won't go in for 20 years. It is not economical for the city to put in a storage tank for each development it is very costly to maintain and test your water. Impact fees can only be held for 6 years. Discussion ensued on water and communications.

PLANNING COMMISSION ACTION ITEMS

1. THE HIGHLANDS AT ELK RIDGE SUBDIVISION PRELIMINARY PLAT

Discussion ensued on the culvert at the Loafer Canyon Rd and Canyon View intersection. Is the pipe large enough. Discussion ensued on the retention ponds and drainage all along Loafer Canyon and north. Further discussion will be had with county, council and engineers concerning 11200 due to the property being in county. Discussion ensued on some of the steeper slopes and if they will require retaining walls and how much fill will be needed. This will be looked at closely with council as well as engineers. Some of the grades and slopes, will be dealt with during the building process with retaining walls.

DARREN HINTON MOTIONED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT FOR THE HIGHLANDS AT ELK RIDGE SUBJECT TO DISCUSSION OF THE CULVERT AND DESIGN OF THE FLOOD WAY, FLAGGING SEVERAL PLACES WITH HIGHER THAN NORMAL GRADE SLOPES, CONSIDERING DRAINAGE EASEMENT OR OTHER WAYS TO KEEP LOTS 91-82 OUT OF THE FLOOD WAY OR MAKE IT ACCESSIBLE TO THE CITY JARED CASE SECONDED

VOTE AYE (4) NAY(0) APPROVED Absent Matthew Stewart

2. PROPOSED NUISANCE CODE; SPECIFIC NUISANCE AMENDMENT

Mayor Ellis stated when commercial parking was amended the intent was to be able to operate a business but not have the operational part of the commercial vehicles. A limo driver who drives his limo home for the evening and incidental use is fine but parking a fleet of limos is not. This applies to noncommercial and nonagricultural areas. This change has been recommended by the deputy to make the code enforceable. Discussion ensued on when is a trailer, RV etc. parked on the street a nuisance, what is practical, how is it enforceable, safety concerns and is it overreach. Shay Stark stated the challenge is the safety issue and people parking in clear view areas. Clear View areas or sight distance, (intersections, driveways, sidewalks), need to remain clear regardless.

Dark sky amendment needs to have a clarification inserted in regard to shielding of eve lights and light trespass. Discussion ensued on problems with contractors understanding the dark sky ordinance and availability of lights that meet code.

Discussion ensued on difficulties on complying when those that were grandfathered in try to replace lighting and keeping status quo so light pollution isn't increased.

GORDON REYNOLDS MOTIONED TO RECOMMEND APPROVAL TO THE NUISANCE CODE, SPECIFIC NUISANCE JARED CASE SECONDED

VOTE AYE (3) NAY(1) APPROVE Absent Matthew Stewart

Planning Commission is in favor of the amendment for the Dark Sky code, this item was not on the agenda for motion.

3. PROPOSED COMMERCIAL VEHICLE CODE AMENDMENT

Mayor Ellis stated that the amendment is to take out the language "such as" and listing items for examples. The intent is not to limit it to what is listed.

JARED CASE MOTIONS TO RECOMMEND APPROVAL OF THE AMENDMENT TO THE COMMERCIAL CODE AS PRESENTED MAUREEN BUSHMAN SECONDED

VOTE AYE (4) NAY(0) APPROVE Absent Matthew Stewart

4. PLANNING COMMISSION MINUTES FOR JULY 1, 2021

Line 5 "via zoom" needs to be removed

**DARRIN HINTON MOTIONED TO APPROVE THE MINUTES FOR JULY 1, 2021
WITH THE CORRECTION TO LINE 5 CHANGING "VIA ZOOM TO CITY OFFICE"
GORDON REYNOLDS SECONDED**

VOTE	AYE (4)	NAY(0)	APPROVE Absent Matthew Stewart
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ADJOURNMENT – Jared Case motioned to adjourn Maureen Bushman seconded

VOTE	AYE (4)	NAY(0)	APPROVE Absent Matthew Stewart
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Planning Commission Coordinator