

ELK RIDGE
PLANNING COMMISSION
NOVEMBER 4, 2021

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday November 4, 2021, at 7:00 p.m.

ROLL CALL

Commissioners: Darren Hinton, Matthew Stewart, Maureen Bushman, Jared Case Absent- Gordon Reynolds,
Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*, Jared Peterson, *City Council*
Public: Tanya Willis, Joe Wilkins, Kathleen Pierce, Phyllis Peterson, Micah Olson, Joanne Olson, Ron Herbert, Mike Dubois, Barbara Eliason, Rod Jordan, Tom Pierce, Holly Rossiter, Terry Gunn, Joanne Dubois, Jan Christensen, Mark Christensen, V Williamson, Kameron Durrant, Maren Stone, Madison Oss, Collin Brinkerhoff, Isaac Webster, Nathaniel Morrell

OPENING ITEMS

Darrin Hinton welcomed. Opening remarks were said by Jared Case. Jared Case led the Pledge.

MAUREEN BUSHMAN MOTIONED TO APPROVE THE AGENDA JARED CASE SECONDED

VOTE	AYE	(4)	NAY	(0)	APPROVED	Absent Gordon Reynolds
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PUBLIC HEARING

1. OLSON SUBDIVISION PRELIMINARY AND FINAL PLAT

Darren Hinton opened the public hearing
There was no public comment
Darren Hinton closed the public hearing

2. LONGVIEW MEADOWS SUBDIVISION PRELIMINARY PLAT

Darren Hinton opened the public hearing

Tanya Willis stated she is concerned with the current plat and with the retention pond and the property below it and if walls are needed the developer needs to put them in; in case the walls fail the developer should be responsible. She thinks the city should put in sidewalks on Hudson with the new road plan to protect the children and that there should be a town hall meeting or another public hearing when the revised plan comes out. She is concerned that the accessory building accessory apartment isn't thought through enough and should make the accessory apartment in the home easier to certify and doesn't understand parking not allowed in front of the home.

Mike Dubois is concerned about the design. His property borders the retention basin and would like consideration from the city in not letting his land be landlocked.

Tom Pierce is concerned about the traffic of all the construction vehicles on Ama Fille Lane

Jan Christensen stated she is thankful this subdivision did not ask for changes to the zoning and wondered how long the project will take.

Nathaniel Morrell is a teacher at the Salem Hills High School and invited all the students here tonight. His home is the only house on Sunset. Is concerned about the gas line going through the property and is there a road going down to Loafer Canyon. He is concerned about the traffic. When will the project begin and be completed. What would be the price range of each of the lots. He will miss the empty fields and the view.

Ron Herbert is concerned about the bottle necks at 11200 and Elk Ridge needs another outlet down the hill.

Joe Wilkins, developer stated that all the issues that have been brought up are items that they are already working on with the engineers and are modifying the intersection at Canyon View Dr. There is a lot of thought and a lot of professionals working on the development.

Darren Hinton closed the public hearing for Longview Meadows.

PLANNING COMMISSION ACTION ITEMS

OLSON SUBDIVISION PRELIMINARY AND FINAL PLAT

Darren Hinton stated this is a one lot subdivision on Elk Ridge Dr. Discussion ensued on moving utilities to the north of the property.

JARED CASE MOTIONED TO RECOMMEND THE APPROVAL OF THE OLSON SUBDIVISION WITH THE CHANGE IN MOVING THE UTILITIES TO THE NORTH AS RECOMMENDED BY THE CITY PLANNER MATTHEW STEWERT SECONDED.

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

1. LONGVIEW MEADOWS SUBDIVISION PRELIMINARY PLAT

Matthew Stewart wanted to confirm that the subdivision was not over the allocated number of lots. The subdivision is not over the number of lots. Discussion ensued on the property to the north that would be possibly landlocked but there is still property open to the north of that property on Ridgeview and Gooseneck that is open. Discussion ensued on the Canyon View Intersection and lot frontages that are not 120 feet and does the existing part of Canyon View Rd, below Park Dr. need to be widened.

JARED CASE MOTION TO TABLE LONGVIEW MEADOWS SUBDIVISION UNTIL THE REVISION ON THE PLAT IS BEFORE THE PLANNING COMMISSION MATTHEW STEWERT SECONDED.

VOTE AYE (4) NAY (0) Item Tabled Absent Gordon Reynolds

2. ACCESSORY BUILDING, ACCESSORY APARTMENT PROPOSED AMENDMENT

Mayor Ellis stated this code is an attempt to be able to allow an accessory apartment in an accessory building and went through all the changes to the code. This would be something the city could use towards the requirement from the state for affordable housing. Discussion ensued on parking location and limiting the size requirements of the accessory building.

3. MATTHEW STEWERT MOTIONED TO RECOMMEND APPROVAL OF THE ACCESSORY BUILDING; ACCESSORY APARTMENT PROPOSED AMENDMENT JARED CASE SECONDED

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

4. TRAINING DISCUSSION

Darren Hinton stated this is to follow up on the training the Planning Commission went to a couple months ago. Communications need to improve between Council and Planning Commission with members of each attending the meetings. Commission members scheduled their months. Planning Commission will present the discussion and outcome of agenda items, so the council doesn't have to interpret the outcomes and how the planning commission came to the recommendations. Darren Hinton also stated that they would like to do Town Hall meetings so that residents can have the opportunity to ask questions because commission meeting and council meetings are not conducive to answering questions and concerns. Planning Commission all agreed that they did not want to cast ballots when voting on items and the votes being read immediately but would like to take a moment to think about their vote.

5. PLANNING COMMISSION AUGUST 5, 2021 MINUTES

Motion under item 6

6. PLANNING COMMISSION SEPTEMBER 2, 2021 MINUTES

JARED CASE MOTIONED TO APPROVE THE MINUTES FOR AUGUST 5, 2021 AND SEPTEMBER 2, 2021 AS WRITTEN MAUREEN BUSHMAN SECONDED.

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

ADJOURNMENT – Matthew Stewart motioned to adjourn Jared Case seconded

VOTE AYE (4) NAY(0) APPROVE Absent Gordon Reynolds

Planning Commission Coordinator