

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

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web 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 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/88308942099>

Meeting ID: 883 0894 2099

One tap mobile

+13462487799,,88308942099# US (Houston)

+16699006833,,88308942099# US (San Jose)

Meeting Date - Thursday, January 7, 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

PLANNING COMMISSION ACTION ITEMS

- | | |
|--|----------------|
| 1. Commercial Vehicle Code. 4-2A-3(H) Proposed Amendment | see attachment |
| 2. Planning Commission Minutes for Nov 5, 2020 Approval | see attachment |
| 3. Planning Commission Minutes for Dec 3, 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 6th day of January 2021 and delivered to each member of the Planning Commission on the 6th of December 2021.

Planning Commission Coordinator: *Laura Oliver* Date: 6th day of January 2021

ELK RIDGE
PLANNING COMMISSION
JANUARY 7, 2021

TIME AND PLACE OF MEETING

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88308942099>

Meeting ID: 883 0894 2099

One tap mobile

+13462487799,,88308942099# US (Houston)

+16699006833,,88308942099# US (San Jose)

ROLL CALL

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

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

Public:

OPENING ITEMS

Opening remarks were said by Wayne Jones. Darren Hinton read the declaration per UCA Electronic Meetings welcomed at 7:00 PM.

PLANNING COMMISSION AGENDA ITEMS

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

Discussion ensued on the weight of vehicles and number of vehicles allowed on a half-acre and time limits on disable vehicles.

**WAYNE JONES MOTIONED TO APPROVE THE PROPOSED AMENDMENT TO
COMMERCIAL VEHICLE CODE 4-2A-3(H) MATT STEWART SECONDED**

VOTE	AYE (3)	NAY(0)	APPROVAL	Absent, Jared Barton, Gordon Reynolds
Wayne Jones	AYE			
Matt Stewart	AYE			
Darren Hinton	AYE			

2. **PLANNING COMMISSION MINUTES FOR NOVEMBER 5, 2021 APPROVAL**

**WAYNE JONES MOTIONED TO APPROVED MINUTES FOR NOVEMBER 5,
2021 WITH THE CHANGE ON LINE 89 MATT STEWART SECONDED**

VOTE	AYE (3)	NAY(0)	APPROVAL	Absent, Jared Barton, Gordon Reynolds
Wayne Jones	AYE			
Matt Stewart	AYE			
Darren Hinton	AYE			

3. **PLANNING COMMISSION MINUTES FOR DECEMBER 3, 2020 APPROVAL**

**WAYNE JONES MOTIONED TO APPROVED MINUTES FOR DECEMBER 3, 2021
WITH THE CHANGE ON LINE 49 MATT STEWART SECONDED.**

49 VOTE AYE NAY APPROVAL Absent, Jared Barton, Gordon Reynolds
50
51

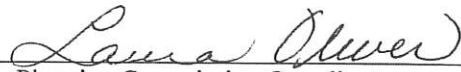
52 **CITY COUNCIL UPDATE**

53 No City Council Update
54

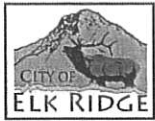
55 **OTHER BUSINESS**

56 No other business
57

58 ADJOURNMENT – Meeting Adjourned
59
60

61 
62

63 Planning Commission Coordinator



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NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a planning commission 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/82950530604>

Meeting ID: 829 5053 0604

One tap mobile

+12532158782,,82950530604# US (Tacoma)

+13462487799,,82950530604# US (Houston)

Meeting Date - Thursday, February 4, 2021

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

PLANNING COMMISSION ACTION ITEMS

1. Appoint Chairperson and Co-Chair
2. Code10-18-6 Livestock Animals
3. Airbnb/Vrbo Discussion
4. How to Get the Public Involved

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 3rd day of February 2021 and delivered to each member of the Planning Commission on the 3rd day of February 2021.

Planning Commission Coordinator: *Laura Oliver* Date: 3rd day of February 2021

ELK RIDGE
PLANNING COMMISSION
FEBRUARY 4, 2021

TIME AND PLACE OF MEETING

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

Join Zoom Meeting
<https://us02web.zoom.us/j/82950530604>

Meeting ID: 829 5053 0604
One tap mobile
+12532158782,,82950530604# US (Tacoma)
+13462487799,,82950530604# US (Houston)

ROLL CALL

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

OPENING ITEMS

Opening remarks were said by Wayne Jones. Jared Peterson read the declaration per UCA Electronic Meetings welcomed at 7:00 PM.

There was no quorum present

PLANNING COMMISSION AGENDA ITEMS

1. APPOINT CHAIRPERSON AND CO-CHAIR

Tabled- no quorum

2. CODE10-18-6 LIVESTOCK ANIMALS

Discussion ensued on whether the animals should be kept out of the setback area or just for properties next to residential only.

3. AIRBNB/VRBO DISCUSSION

Discussion ensued on problems that short-term rentals bring. Wayne Jones would like this matter investigated a little more on problems other cities have had with short term rentals.

4. HOW TO GET THE PUBLIC INVOLVED

Discussion ensued on advertising on social media and seeing what the traffic is like on the website.

CITY COUNCIL UPDATE

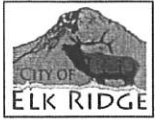
No City Council Update

OTHER BUSINESS

No other business

ADJOURNMENT – Meeting Adjourned


Planning Commission Coordinator



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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, March 4, 2021**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place - **Elk Ridge City Hall - 80 East Park Drive, Elk Ridge, UT 84651**

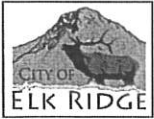
COMMISSION MEETING AGENDA

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 2nd day of March, 2021 and delivered to each member of the Planning Commission on the 2nd day of March, 2021.

Planning Commission Coordinator: *Laura Oliver* Date 2nd day of March, 2021



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

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web 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, April 1, 2021**
- 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 each member of the Planning Commission on the 30th day of March, 2021.

Planning Commission Coordinator: *Laura Oliver* Date 30th day of March, 2021



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

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

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NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a planning commission 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/86720398299>

Meeting ID: 867 2039 8299

One tap mobile

+12532158782,,86720398299# US (Tacoma)

+13462487799,,86720398299# US (Houston)

- Meeting Date - **Thursday, May 6, 2021**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place - **Zoom**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks
Roll Call/Approval of Agenda
Declaration of Electronic Meeting

7:00 pm PUBLIC HEARING

1. Lighthouse Heights Subdivision Preliminary Plat

see attachment

PLANNING COMMISSION ACTION ITEMS

1. Lighthouse Heights Preliminary Plat Decision
2. Vote on Chairperson and Vice Chair
3. Approval of Planning Commission Minutes

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 5th day of May 2021 and delivered to each member of the Planning Commission on the 5th day of May 2021.

Planning Commission Coordinator: *Laura Olwe* Date: 5th day of May 2021

ELK RIDGE
PLANNING COMMISSION
MAY 6, 2021

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on via Zoom Thursday May 6, 2021 at 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/86720398299>

Meeting ID: 867 2039 8299

One tap mobile

+12532158782,,86720398299# US (Tacoma)

ROLL CALL

Commissioners: Matthew Stewart, Wayne Jones, Gordon Reynolds, Jared Barton, Darren Hinton,
Others: Royce Swensen *City Recorder*, Shay Stark, *City Planner*, Jim Chase, *City Council*
Public: Judy Grantham, Gary Winterton, Terry Bjarnson, Kathryn Severs, Jared (?), Gary Miller,
Chantel Miller, McKell Miller, Richard Donegan, Janice Donegan, Chris Hermansen,

OPENING ITEMS

Matthew Stewart welcomed. Opening remarks were said by Wayne Jones. Matthew Stewart read the declaration per UCA Electronic Meetings welcomed at 7:00 PM.

PUBLIC HEARING

LIGHTHOUSE HEIGHTS SUBDIVISION PRELIMINARY PLAT

Shay Stark introduced Lighthouse Heights Subdivision is a combination of parcels located on the east side of Elk Ridge Dr just south of Elk Ridge Dr. proposed 15 lots in the R1-15,000 zone.

Matthew Stewart opened the public hearing.

Judy Grantham stated she lives in Parkside Cove asked if there is a builder for this development and the size of the homes and if there will be any natural landscaping left. Will there be a privacy fence along the road going along Parkside Cove. What will the city do to provide more water. Is there a time frame when the development will be completed.

Nate Brusik stated he is the developer. The homes will be a mixture of styles dependent on the buyer, natural landscaping left will be determined by what the development has to do to retain the natural drainage, there is no fence planned at this time but is an option, water flow shows there is enough water to maintain supply, time frame depends on when the development has final approval.

Gary Winterton stated he loves seeing the development in Elk Ridge. He owns ground east of the development and he would like to develop it but there is an ordinance regarding land locking property and wants to know if anything has been done to or any discussion on access to landlocked properties.

Nate Brusik stated he was originally going to develop lots just along Elk Ridge Dr when they found about the land behind them they notified the owners and added that to the development. Laura, at the city office, notified me that there was a piece of property owned by Suburban land that was going to be blocked. Nate thought the small access road by Parkside Cove would be able to access this land but found that wasn't possible. There was no way he could make that work. He has spoken with Gary and are empathetic with his position. Nate's legal counsel stated that there were 3 types of easements and that there were none that applied to this property legally. Suburban land was landlocked before due to previous development.

Gary Winterton believes that there are requirements to no landlock property. Decisions made in the past can be rectified. He does not want to be given any land or maybe that is part of the deal. He just wants to be able to develop his property. There have been times developers have lost a building lot in order to access locked property.

Terry Bjarnson stated he lives in Parkside Cove. He asked what the road easement would be from the development to Parkside Cove and the road to the first lot. The like the privacy the hillside gave them and does not want that ruined.

Nate Brusik stated there would be a 60 foot easement. By putting the road in up the hill it moves the home on Elk Ridge Dr from the lot line of Parkside Cove. The elbow at the cul-de-sac will be a retention pond for drainage. Right now, the whole ravine runs straight into Parkside Cove which they are trying to improve upon.

53 Gary Miller stated he is concerned about the school buses traveling during construction and kids safety up and down
54 the road.

55 Nate Brusik stated that construction on the west side of Elk Ridge Dr will be completed by the time they begin
56 construction. Cars pulling or backing out of Lighthouse Development will not have to cross traffic when backing
57 out of the property. The sidewalk will continue to the top of Lighthouse Dev.

58 Richard Donegan stated that the road is below Park Dr. on Elk Ridge Dr. is 40 ft in width from Park Drive to
59 Gladstan Dr. is 24 '4"; if there are cars parked on both sides of the street will make it a one lane road and will
60 the road be widened during development. He is also concerned about water, is there enough water and is this
61 being addressed especially now during the drought.

62 Jared (?) stated that this is a huge migration path for deer and elk will there be a means for this to continue. Will dark
63 sky ordinance be in affect.

64 Nate Brusik stated that he would like to keep it open but homeowners can put fences up this would leave the road
65 and retention area open for migration. Dark sky ordinance will be enforced.

66 Shay Stark stated that Elk Ridge Dr at the Gladstan development was widened Elk Ridge Dr and Lighthouse will be
67 required to widen Elk Ridge Dr as well which will meet the standard cross section.

68 ?- Parkside Cove and Hillside Dr has a speeding problem will that be a problem when the road is widened, and the
69 city used to have a fence code in the CCR is that still in effect?

70 Shay Stark the road will be significantly wider.

71 Darren Hinton stated that the city will take that into advisement.

72 Jared ? with new developments will there be Utopia or other high-speed development.

73 Nate Brusik stated Lighthouse is not planning on bringing internet in that would be up to the city and private
74 business.

75 Darren Hinton stated that all comments need to be directed on the Lighthouse Development.

76 Richard Donegan- is there plan to put in a park. What is the city doing with all the money it has brought in from the
77 developers, he hasn't seen anything done for the city

78 Nate Brusik stated Lighthouse is not bringing in a park.

79 Darren Hinton stated that comments need to be kept to the Lighthouse Development. That should be brought up with
80 city council.

81 Judy Grantham- When will this be development be approved?

82 Darren Hinton stated the Planning Commission will make a recommendation today and it will go to the city council
83 for discussion and approval.

84 Judy Grantham is concerned about only having one way in and out of the city.

85 Darren Hinton stated that this is a concern for the city. There are 2 ways out of the city down Elk Ridge Dr and
86 Loafer Canyon Road.

87 Darren Hinton closed the public hearing.

88
89 **PLANNING COMMISSION AGENDA ITEMS**

90
91 **1. LIGHTHOUSE HEIGHTS PRELIMINARY PLAT DECISION**

92 Shay Stark stated Gary Winterton has appx 2.6 acres to the east of Lighthouse development. This parcel
93 has been landlocked for a long time. He would like to ask Gary Winterton how he has accessed this
94 property in the past to consider what type of easement he could possible have. A prescriptive easement
95 doesn't have to be in writing. This access granted even 100 years ago could be enforced which would
96 have to be upheld. The property owner cannot increase the use but only use it as historically used. It is
97 possible to lose the right over nonuse. Also his parcel the slopes are greater than 20% Elk Ridge is
98 limited development on 20% slope and anything over 30% cannot be touched with development. I
99 would like to know what he would like to do a single home or multiple homes. That goes back to access
100 the city does not allow flag lots but has to front a city street. State law does make it clear from the city
101 side that if there is reasonable ways to grant access to someone's property then that needs to occur. That
102 does not mean that if that property is suitable then that needs to be considered, if the property cannot be
103 developed then that becomes another issue as there isn't anything that could be provided for them.
104 There is a lot more to this area and easements then should or can be discussed here tonight. Nate Brusik
105 found a deed that is recorded of an easement road through Parkside Cove property and the land was not

landlocked by the proposed lighthouse development. Lighthouse development would like to work something out with Mr. Winterton even though access was through another property.

Wayne Jones stated that Nate and Bob should not be penalized on the development but at the same time feels that something should be done so that Mr. Winterton can access his property.

Shay Stark stated that Mr. Winterton owns little landlocked pieces all throughout Elk Ridge which was originally to be greenspace corridors. Over the years these pieces have been sold to the adjoining landowners. Gary's father and other partners were actually involved in the land which was sold here and there for various reasons. One other thing, the international fire code requires fire hydrant be 450 feet of every home. In order for Mr. Winterton to construct a home back there he would have to put in a fire hydrant but you also have to have an all weather access road which supports emergency services that would support up to 75,000LB. A road would need to be a minimum of 26 feet wide with a buffer would be more like 30 feet. 20% slopes and the gas line that runs through it; and its probably right where a home could be built because of slopes. The access road is owned by Parkside Cove developer. The expectation is that Mr. Winterton would purchase the land in order to access his land.

Wayne Jones confirmed the road width and will there be a sidewalk and suggests hammer head or horseshoe drives ways to keep people from backing out into the road which is very slick in the winter. Shay Stark stated the road is a 60 foot right away and there will be a sidewalk the length of the cul-de-sac. Shay Stark stated that was required for part of Elk Ridge Dr which have the large driveways but you can see they are full of boats and cars; they are not used to turn around so that the resident can pull out. Shay's memo regarding the requested exceptions to city ordinances and construction standards:

- The proposed project includes a cul-de-sac that is approximately 728 feet in length. Per City Ordinance Section 10-15c-5(B): *Cul-De-Sac Length: The maximum length of a cul-de-sac shall be five hundred feet (500') as measured from the nearest right-of-way line of the adjacent street to the center point of the turnaround with no more than sixteen (16) dwelling units accessing the cul-de-sac. The Planning Commission may grant an exception up to a maximum length of eight hundred feet (800') in single-family dwelling developments where the configuration or topography of the land reasonably limits the ability to provide a second access point to the local street system. The number of dwelling units may not be increased from the maximum of sixteen (16) dwelling units when the increased length exception is granted. The Planning Commission may grant an exception to the maximum number of dwelling units accessing the cul-de-sac in multi-family dwelling developments to a total twenty-four (24) units along the five hundred foot (500') maximum length. In no case shall the Planning Commission grant a combined exception expanding the maximum length and the maximum number of dwelling units.* An exception is necessary for the proposed cul-de-sac length due to the topography limiting the ability to provide a second access point to the local street system. The proposed length falls within the maximum length of 800' in which the Planning Commission has authority to approve the exception.

- Currently the generally City does not allow cuts and fills over 7 feet deep. However, being on a mountain side this can be a challenge and there are areas such as the Haskell Dryland Subdivision and the Houghton parcel where the City has allowed additional cut and fill depth. In the example of the Haskell Dryland Subdivision additional cut and fill was necessary to slope the interior streets toward the east to get drainage out to an area where it would not flood other properties. In the Houghton example there was no way to access the parcel from Loafer Canyon Road with out cutting a driveway into the hillside. In both cases there is special attention given to how the cuts and fills are addressed to prevent erosion and settlement due to the action. As an example, with the proposed subdivision, the only possible way to access the interior of the parcel is to bring a street from Elk Ridge Drive. In order to meet the City maximum grade requirements for both intersection and streets the only solution is to cut into the hillside to enter the property. This cut requires the removal of 13 to 14 feet of material. By doing so the proposed street is a gentle slope of 4% for 100 feet into the intersection and a maximum of 8% slope on the remainder of the street. This also has an added benefit that it reduces the height of the exposed face on the Parkside Cove property. A large area in the proposed development has been cut down to create lots that have useful buildable areas. Knowing that this was being proposed the City staff asked the applicant to provide a drawing showing the cut and fill areas on a grid so the extent of the excavation would be clearly understood. The drawing is found on Sheet C5.0. Negative numbers show the depth of cut from the existing ground and positive numbers show the depth of fill from

existing ground. The applicant is requesting an exception to the maximum seven-foot cut and fill requirements. This drawing clearly shows one of the challenges with this parcel is that the ground quickly slopes upward from Elk Ridge Drive. By regrading these areas, the abrupt slopes are removed, and the lots will not require cuts and fills and steep driveways to access the dwellings. It is important that the Planning Commission is comfortable with what is being proposed with this consideration. There is no question that the earthwork being proposed is significant and reshapes the site.

- The final exception request is partly brought on by a request from the City staff. Due to the exposed slope in Parkside Cove and its proximity to Lighthouse Circle the City requested that the sidewalk be constructed at the back of curb thus allowing the traditional park strip width to be an added buffer between the sidewalk and the slope. This will help with safety if a child riding a bike rides off the sidewalk and also will simplify maintenance for the City as the landscaping will not be split between the two sides. The request is to allow the sidewalk to be located along the back of curb which is an exception from the traditional street cross section.

Gordon Reynolds stated that his only concerns is if Elk Ridge Dr gets widened than he is fine with the development Matt Stewart had the same concerns. Darren Hinton stated that Lighthouse Development shouldn't take the brunt from someone else's lack of planning and is the landlocked property even buildable and was there access to that property even on Lighthouse development property. Darren would like to understand if there is any remedy to this matter Jared Barton is in agreement with Darren.

WAYNE JONES MOTIONS TO APPROVE THE PREMINARY PLAT WITH THE FOLLOWING EXCEPTIONS

1. The cul-de-sac to be approximately 728 feet in length.
2. This cut requires the removal of 13 to 14 feet of material. By doing so the proposed street is a gentle slope of 4% for 100 feet into the intersection and a maximum of 8% slope on the remainder of the street.
3. The sidewalk be constructed at the back of curb thus allowing the traditional park strip width to be an added buffer between the sidewalk and the slope.

AND FOR CITY COUNCIL TO HAVE THE DISCUSSION ON THE LANDLOCKED PROPERTY GORDON REYNOLDS SECONDED.

VOTE	AYE (4)	NAY (1)	APPROVED
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4. VOTE ON CHAIRPERSON AND VICE CHAIR

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

VOTE	AYE (5)	NAY (0)	APPROVED
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**WAYNE JONES MOTIONED TO NOMINATE MATTHEW STEWART AS
CO-CHAIR**

VOTE	AYE (5)	NAY (0)	APPROVED
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5. APPROVAL OF PLANNING COMMISSION MINUTES

**WAYNE JONES MOTIONED TO APPROVED THE PLANNING COMMISSION MINUTES
FOR APRIL JANUARY 7, 20201 AND FEBRUARY 4**

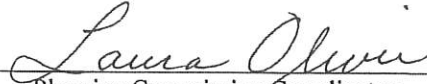
VOTE	AYE(5)	NAY (0)	APPROVED
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ADJOURNMENT – Jared Barton motioned to adjourn Gordon Reynolds seconded

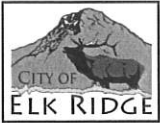
VOTE

AYE (5)

NAY (0) APPROVED

A handwritten signature in cursive script, reading "Laura Oliver", is written over a horizontal line.

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 - web 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, June 3, 2021**
- 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
Roll Call/Approval of Agenda
Pledge of Allegiance

PLANNING COMMISSION ACTION ITEMS

1. Application for Corral/Fencing 10-12-36E(2) Parcel # 44:109:0002..... see attachment

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 3rd day of June, 2021 and delivered to each member of the Planning Commission on the 3rd day of June, 2021.

Planning Commission Coordinator: *Laura Oliver* Date 3rd day of June, 2021

ELK RIDGE
PLANNING COMMISSION
JUNE 3, 2021

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held Thursday June 3, 2021 at 7:00 p.m. at 80 E. Park Dr. Elk Ridge, Utah.

ROLL CALL

Commissioners: Matthew Stewart, Wayne Jones, Jared Case, Maureen Bushman, Absent: Darren Hinton, Gordon Reynolds,

Others: Royce Swensen *City Recorder,*

Public: Tyler Hardy

OPENING ITEMS

Opening remarks were said by Wayne Jones. Pledge led by Matthew Stewart

PLANNING COMMISSION AGENDA ITEMS

1. APPLICATION FOR CORRAL/FENCING 10-12-36E(2)

Royce Swensen stated the city has a fencing code in the R&L in which the planning Commission can approve fencing and or corral in front of the residents. Wayne Jones asked how far the fence will come out to the front. Royce Swensen stated that it can only come out to the property line. Tyler Hardy stated that it will come out 30 feet from the house, which is still approximately 12 feet from the road. It will be 3 rail fence which will be 48 inches high. The fence will be 12-15 feet from the house. He has spoken with the neighbors on the side of the house the fence is on and they do not have any issues with it.

MATTHEW STEWART MOTIONED TO APPROVE THE FENCE ACCORDING TO CODE 10-12-36e(2) AND TO ALLOW THE ADDITIONAL HEIGHT ON THE FENCE WAYNE JONES SECONDED

VOTE

AYE (4)

NAY

APPROVED

ADJOURNMENT –
Meeting Adjourned

WAYNE JONES MOTIONED TO ADJOURN MATTHEW STEWART SECONDED


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 - web www.elkridgecity.org

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, July 1, 2021**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place – **80 E. Park Dr, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks
Pledge of Allegiance
Roll Call/Approval of Agenda

PUBLIC HEARING

1. Zone Change Proposal of Parcels 30:074:0014, 30:076:0011 and 30:074:0040 from R&L 20,000 To R1-15,000 see attachment
2. Proposed Code Amendment 10-9A-12-5 Lot Frontage see attachment

PLANNING COMMISSION ACTION ITEMS

1. Zone Change Decision
2. Proposed Code Amendment 10-9A-12-5 Lot Frontage Decision see attachment
3. Premier Point Phase 4 Preliminary and Final Plat Decision see attachment
4. Site Plan Approval for 48 W. Cove Dr. Decision see attachment
5. Approval of Planning Commission Minutes May 6, 2021 see attachment
6. Approval of Planning Commission Minutes June 3, 2021 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 5th day of May 2021 and delivered to each member of the Planning Commission on the 29th day of June 2021.

Planning Commission Coordinator: *Laura Oliver* Date: 29th day of June 2021

ELK RIDGE
PLANNING COMMISSION
JULY 1, 2021

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday July 1, 2021 at 7:00 p.m.

ROLL CALL

Commissioners: Darren Hinton, Matthew Stewart, Gordon Reynolds, Maureen Bushman, Jared Case
Others: Royce Swensen *City Recorder*, Laura Oliver, *Deputy Recorder*, Jared Peterson, *City Council*,
Deputy Coffey
Public: Marilyn Maygren, Dwight Maygren, Christian Butterfield, Todd Larsen, Tanya Willis, Joe
Wilkins, Jeff Robinson, Paula Robinson, Liz Smith, Jay Christensen, Chris Bernard, Frankie
Reynolds, Clinton Ashmead

OPENING ITEMS

Darren Hinton welcomed. Opening remarks were said by Matthew Stewart. Gordon Reynolds led the Pledge.

PUBLIC HEARINGS

**ZONE CHANGE PROPOSAL OF PARCELS 30:074:0014, 30:076:0011 AND 30:074:0040 FROM
R&L 20,000 TO R1-15, 000**

Darren Hinton opened the public hearing for Lighthouse Heights Subdivision Preliminary Plat.

Marilynn Magren - stated that the area needs a park for children.

Chris Butterfield - stated green space is a concern, as is parks. He is concerned about more growth and the water with being in a severe drought.

Todd Larsen - stated they moved to paradise when they moved to Elk Ridge and that the city is beautiful because of the big lots, and most of the city has big lots. He is pro development and doesn't see the need to make smaller lots. The area needs a park and a sound wall and is worried about density and the traffic on Loafer Canyon Rd.

Tanya Willis - stated that she would like to keep the bigger lots and is concerned about traffic and having enough water. She would like more information on the water and how the water is monitored. She would like the road plan locked into place first. The developer should be made to put money into the city beyond the basic fees that are charged.

Joe Wilkins - stated he represents DWK Land to the south and will most likely be seeking the same zones when they apply to develop.

Jeff Robinson - stated he is not opposed to development but would like a water study. The road infrastructure needs to be changed and thinks Loafer Canyon Rd. would need to be widened. He fully supports another artery in and out of Elk Ridge though.

Liz Smith - Has concerns about the aquifer. The city needs to connect the roads in this development to upper Elk Ridge.

Jay Christensen stated he owns the property that is being discussed. He is selling it because taxes are too high, the land is no longer considered a green belt and people are using it to make jumps and ride motor bikes and does not want the liability if someone gets hurt.

Chris Bernard stated he would like to know if they can commission a study to know the actual capacity of the aquifer and how this development would impact the aquifer.

Darren Hinton closed the public hearing.

PROPOSED CODE AMENDMENT 10-9A-12-5 LOT FRONTAGE

Darren Hinton opened the public hearing.

There was no public comment

Darren Hinton closed the public hearing

PLANNING COMMISSION ACTION ITEMS

1. ZONE CHANGE DECISION

Gordon Reynolds stated that he was at the city council meeting last week and David Jean said that 2000 gallons were being drained from the tank nightly. It recharges during the day. His main concern is the sustainability of the aquifer. The change in the lot size would not really change the density but 94 units is still a lot of units and that's not to mention the other building that is going on.

Matthew Stewart stated that in council they stated that the aquifer is healthy but the problem is a pumping issue. He has concerns as well on the water.

Jared Peterson confirmed that the wells/aquifers are in good shape.

Maureen Bushman asked if a large development would come in would the city dig another well.

Jared Peterson stated that the city has redundancy right now. The south side of the city would need a tank.

Darren Hinton stated he works a lot with water rights and the state is not creating new shares. All development must bring in the shares to the city.

Matthew Stewart the city has limited ways to exit the city Goosenest, Elk Ridge Dr, 11200 and they all connect and 11200 becomes bottle necked.

Jared Case stated that this also becomes a Salem concern with traffic going through residential neighborhoods.

Gordon Reynolds stated that the traffic also will be funneled down Elk Ridge Dr which will not be widened any time soon. Cars blast through and barely slow down at the intersection of 11200 and Loafer Canyon Rd. This needs to be addressed.

Darren Hinton stated the plan has a connector road from Canyon View all the way down to Loafer Canyon Rd. Darren read the memo from the city planner regarding the rezoning and the access roads which are in the General Plan. There are 20,000 sq ft lots all the way around the perimeter and the 15,000 sq ft lots and larger in the interior.

Dan Ford representing the developer stated that the developer has been working with the city to provide what the city needs from the roads and the drainage on Loafer Canyon. By state code the city is supposed to pay for any upsizing a developer does to meet city needs. The developer is paying for all the road upsizing. They are working with the city in connecting the road to Loafer Canyon. There is no open space requirement, and the developer is not asking for remuneration on the land dedicated to the city on Loafer Canyon Rd. There are a couple retention ponds to catch with drainage.

Darren Hinton stated the question for the Planning Committee is do they remain sticklers to the General Plan and not recommend the zone change over roughly a 10 lot increase or not have the drainage area and the road corridor. If it is recommended the planning commission needs to make sure to stipulate that the zone change is contingent upon the subdivision final approval. Jared Case is leaning towards recommending the 1/3 acre lots which is a good yard for the average size family. He has 1/3-acre lot and his yard is bigger than anyone in his family. A 1/2 acre lot has more grass that uses more water. He would like to see the real difference in the number of lots between 20,000 sq ft and 15,000 sq ft.

Maureen Bushman stated that she really likes the new access route and how it is connecting to Loafer Canyon Rd. The city has many different size lots and some that are much smaller. Holding onto a 20,000 sq ft size lot because it is beautiful or large is not a huge selling point to her. The water usage on smaller lots is less. She would like to develop greenspace and a park but feels that this area would really just end up being a drainage area and not a park.

Gordon Reynolds would like the city to incentivize xeriscaping to reduce the water usage.

Gordon is not in support of more density.

Maureen Bushman stated the General Plan states the max out population is 8,000; how does the city know when it is maxed out on homes.

Darren Hinton stated they take a buildable area depending on the zone and figure out an equivalent residential unit is. That figure is constantly being revised with annexations.

Matthew Stewart stated he is less concerned with the difference of 10 lots than he is on what the actual plat is, sufficient roads, infrastructure etc. After attending the last city council meeting, he is less concerned about water. He does not have a problem with the zone change.

Jared Case asked for confirmation that this development will come before Planning Commission again.

Darren Hinton confirmed that it will come before Planning Commission as a public hearing for the actual subdivision.

JARED CASE MOTIONED TO RECOMMEND THE ZONE CHANGE FROM R&L-20,000 TO R1-15,000 WITH THE CONDITION THAT IT REVERT BACK TO R&L-20,000 IF THE SUBDIVISION DOES NOT GO THROUGH TO FINAL APPROVAL MAUREEN BUSHMAN SECONDED.

VOTE AYE(3) NAY (1) ABSTAIN (1) APPROVED
Gordon Reynolds voted NAY
Matthew Stewart Abstained

2. **PROPOSED CODE AMENDMENT 10-9A-12-5 LOT FRONTAGE DECISION**

Darren Hinton stated this is the Lot Frontage code for cul-de-sac for Hillside Residential. The city code has a code for frontages on cul-de-sacs in all zones except for Hillside Residential.

GORDON REYNOLDS MOTIONED TO RECOMMEND AMENDMENT 10-9A-12-5
MATTHEW STEWART SECONDED

VOTE AYE(5) NAY (0) APPROVED

3. **PREMIER POINT PHASE 4 PRELIMINARY AND FINAL PLAT DECISION**

Darren Hinton stated this is a 2 lot subdivision. It is technically a lot line adjustment but due to the ownership of the lots the county recorder wanted it to be done through a subdivision process.

MATTHEW STEWART MOTIONED TO RECOMMEND THE APPROVAL FOR PREMIER POINT 4 PRELIMINARY AND FINAL PLAT MAUREEN BUSHMAN SECONDED

VOTE AYE(5) NAY (0) APPROVED

4. **SITE PLAN APPROVAL FOR 48 W. COVE DR. DECISION**

Darren Hinton stated this lot is part of a plat that was approved under a code that no longer exists. This recorded plat states the Planning Commission must be approve the site plan for this lot due to it being in the Critical Environment zone CE1. Discussion ensued on the lot slopes and the buildable area, and setbacks.

GORDON REYNOLDS MOTIONED TO APPROVE THE SITE PLAN FOR 48 WEST COVE AS PRESENTED JARED CASE SECONDED

VOTE AYE(5) NAY (0) APPROVED

5. **APPROVAL OF PLANNING COMMISSION MINUTES FOR MAY 6, 2021**

MATTHEW STEWART MOTIONED TO APPROVED THE MAY 6, 2021 MINUTES
DARREN HINTON SECONDED

VOTE AYE(2) NAY (0) APPROVED
Abstained- Gordon Reynolds, Maureen Bushman, Jared Case

6. **APPROVAL OF PLANNING COMMISSION MINUTES JUNE 3, 2021**


MATTHEW STEWART MOTIONED TO APPROVE THE MINUTES FOR JUNE 3, 2021
JARED CASE SECONDED

VOTE AYE(3) NAY (0) APPROVED

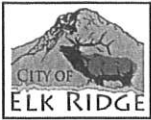
Abstained- Darren Hinton , Gordon Reynolds

ADJOURNMENT – Matthew Stewart motioned to adjourn Gordon Reynolds seconded

VOTE AYE (5) NAY (0) APPROVED



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 - web www.elkridgecity.org

NOTICE OF PUBLIC MEETING AMENDED AGENDA

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, August 5, 2021**
- Meeting Time - **Commission Meeting - 7:00 pm**
- Meeting Place - **80 E. Park Dr, Elk Ridge, UT 84651**

COMMISSION MEETING AMENDED AGENDA

7:00 pm OPENING ITEMS

Opening Remarks
Pledge of Allegiance
Roll Call/Approval of Agenda

PUBLIC HEARING

1. Zone Change Proposal of Parcels 30:078:0284, 30:078:0290 and 30:078:0207 and from Hillside Residential To R1-15,000 (Fairway Dr) see attachment
2. Amblevue Estates Subdivision Preliminary Plat see attachment

PLANNING COMMISSION ACTION ITEMS

1. US Geological Survey Regarding Aquifer; Gordon Reynolds see attachment
2. Zone Change Proposal of Parcels 30:078:0284, 30:078:0290 and 30:078:0207 from Hillside Residential To R1-15,000 (Fairway Dr) see attachment
3. Amblevue Estates Subdivision Preliminary Plat see attachment
4. Zone Change Proposal of Parcels 30:074:0014, 30:076:0011 and 30:074:0040 from R&L 20,000 To R1-15,000 (Loafer Canyon) see attachment
5. Lighthouse Estates Subdivision Final Plat 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 Amended Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah, the 5th day of August 2021 and delivered to each member of the Planning Commission on the 5th day of August 2021.

Planning Commission Coordinator: *Laura Oliver* Date: 5th day of August 2021

ELK RIDGE
PLANNING COMMISSION
AUGUST 5, 2021

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday August 5, 2021 at 7:00 p.m.

ROLL CALL

Commissioners: Darren Hinton, Matthew Stewart, Gordon Reynolds, Maureen Bushman, Jared Case
Others: Laura Oliver, *Deputy Recorder*, Jared Peterson, *City Council*, Mayor Ellis
Public: Debbie Currie, Rebecca Davenport, Terry Martens, Dale Hoskisson, Richard Barton, Deanna Leahy, Jaxon Mehlhoff, Rob Warcup, Karla Munson, Chris Butterfield, Tori Black, Terri Ashmead, Mark Davenport

OPENING ITEMS

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

MAUREEN BUSHMAN MOTIONED TO APPROVE THE AGENDA JARED CASE SECONDED
VOTE AYE (5) NAY (0) APPROVED

PUBLIC HEARINGS

1. **ZONE CHANGE PROPOSAL OF PARCELS 30:078:0284, 30:078:0290 AND 30:078:0207 AND FROM HILLSIDE RESIDENTIAL TO R1-15,000 (FAIRWAY DR)**

Darren Hinton opened the public hearing

Richard Barton stated that he is the owner or soon to be owner of some of the property. He wants to change the parcels on the cul-de-sac to R1-15,000 and keep the 4 acres as Hillside Residential as 1 lot.

Deanna Leahy asked for clarification that the large lot #4 is just for 1 home and her concern is when existing homeowners who purchased property, they expect the zones to stay the same and hopes the commission will deny the rezone.

Jackson Mehlhoff stated they own they property just east of Richard Barton's property and asks the city to allow them access to their property as it will landlock the property.

Chris Butterfield wants the city to keep considering the infrastructure, traffic etc. through all the developments.

Tori Black wanted to comment on the Highlands Subdivision and wants clarification on why the council sent back the Highland subdivision to planning commission.

Darren Hinton stated that subdivision is on the agenda for the Planning Commission to discuss, but that item is not open for public comment. Please reach out to the city council.

Karla Munson stated she bought property on Fairway when it was 1/3 acre and through a zone change was changed to 1/2 acre making it useless to her.

Mark Davenport stated where the Mehlhoff and Barton's property meet is a drainage area and is concerned as to what the city is going to do with this area.

2. **AMBLEVIEW ESTATES SUBDIVISION PRELIMINARY PLAT**

Terry Martins stated he heard that there are going to be homes that are \$600,000 to \$1 million dollar homes there and is concerned about the small lots. Also is concerned that there is only a C1 zone and what is allowed in this commercial zone. If the city doesn't have anything regarding commercial, then the developer is free to do what they want. How can the city approve commercial property it is not known what is going to go in there.

Darren Hinton closed public hearing and turned the time over to Shay Stark, city planner.

Shay Stark stated as it stands Richard Barton could makes 5 lots on the existing property without any rezone. In looking at the zones surrounding this property on the cul-de-sac are R1-15,000. Having the 4 acres remain Hillside Residential and on the cul-de-sac only makes it possible to have 1 home on lot #4 which protects the environment and hillside.

Amblevue Estates is in the R1-12 zone which is the same zoning surrounding it and has commercial zoning on the corner. The state is planning 11200 to become a main artery in the future putting this property in a unique place. The cul-de-sac next to the commercial property could be shorted or removed depending what the city decides how large or small the commercial area should be. The city had been working on strengthening the commercial code but it has not been finalized.

PLANNING COMMISSION ACTION ITEMS

1. US GEOLOGICAL SURVEY REGARDING AQUIFER; GORDON REYNOLDS

Gordon Reynolds stated his main issues he has with the growth that the city has goes back to capital facilities. The city has redundancy in the wells, but he is concerned in the source of the water for the wells and the storage of water. Public works stated that the city storage tanks are being drained on a nightly basis of 2,000,000 gallons nightly. He reached out to the state and spoke with Michael Newberry who is the Section Manager for the Utah Department of Environmental Quality for the Division of Drinking Water. He asked Michael about the aquifer and capacity to handle the proposed subdivision east of Sage Lane. Michael's response was "The ability for Elk Ridge City water system to absorb a potential increase in residential connections, utilizing the existing active four wells according to the recent 2020 sanitary survey conducted, the systems ability to serve the current number of residential connections is adequate in both source and storage capacity. It appears adding to the existing connections could be an option but that is entirely up to the water systems." Gordon stated he thought the more urgent question is in regard to the aquifer itself. Elk Ridge City Councilmembers say that there is redundancy in wells, but there is 2,000,000 gallons drained on a daily basis, the question is can the aquifer sustain the current and projected growth without being drained faster than can be replenished. This is speaking not of the storage capacity but of the aquifer itself. Gordon stated, in his opinion "recharge" is one of the critical elements in the aquifer question. The formula used to calculate how the recharge for the aquifer is "the applied surface water plus applied ground water plus winter precipitation times filtration coefficient minus consumptive use". Tom Marston the USGS Hydrologist, Studies Supervisor gave Gordon a study from the US Geological Survey "Evaluation of Ground Water flow model for Southern Utah and Goshen Valleys Utah Updated to conditions through 2012 updated and filed in 2013. The study states recharge from participation on undeveloped land was assumed to be 10 % of annual precipitation near the mountains in southern Utah valley; our area specifically. Ground water level is as much as 400 feet below the stream or canal. Tom Marston stated when the Highline Canal, near Elk Ridge is lined, the aquifer will lose a major recharging system to the aquifer and recommended to Gordon to fight the lining of the canal with everything they can. Gordon stated 30% of the canal water that comes out of the Strawberry system that goes through the canal goes back in the ground. This is a major recharging area for the aquifer. Elk Ridge uses 2 aquifers, the canal affects the main well down near 11200 South. The report also stated recharge from canals simulate with the recharge package, was constant during the transient simulation. Canals are steady suppliers to the aquifer. Recharge from West Ditch, Summit Creek, and ephemeral streams varied annually on the basis of the natural flow in the Spanish Fork River near Castillo. The Geological survey form 2013 (mentioned above) states "When it comes to our streams and such it comes from the Spanish Fork River drainage. Projected increase through the year 2050, for the projections with the increased withdrawals; municipal withdrawals are increased a total of 55,000 acre feet a year by 2050. Tom Marston stated the transmissivity values in the 2 Elk Ridge aquifers are quiet low which is a bad thing, the aquifer takes longer to recharge but the water budget and system were in a good position. The state engineer said that Elk Ridge is banking water rights. Gordon asked Tom for a simple synopsis, in layman's terms, of the updated study completed in 2020. Tom Marston stated "The hydrology and simulation of ground water flow in southern Utah and Goshen Valley Utah originally done in 1995 the result of calibrating the model yielded 1 foot a day value for hydraulic conductivity for much of the

107 area round Elk Ridge. Gordon stated this means that 1 foot of the level of the aquifer could
108 transfer between the aquifers. The report continued stating this reflects relatively lower
109 estimated transmissivity values calculated from driller logs in near by wells. A follow up in
110 effort to update the model produced in 1995 was published in 2013. Most of the pumping
111 recharge scenarios yielded significant ground water drawdown in the Elk Ridge area, with some
112 scenarios yielding drawdowns of more than 100 feet over 40 years. The areas with the greatest
113 predicted drawdown coincide with the areas in the model that have low hydraulic conductivity,
114 (which is Elk Ridge 2 aquifers) and are in proximity to significant ground water pumping.
115 Gordon stated the aquifer has dropped 100 feet in 40 years. It is his understanding the city's
116 wells are quite deep 250 – 500 feet. The report continued "any potential future examination of
117 ground water in Elk Ridge would benefit use of the larger scale model to assist in refining the
118 amount of recharge that is locally transmitted by the mountain block east of Elk Ridge. Gordon
119 stated that mountains are where we get most of our recharge and that includes the canal, streams
120 and the fault line in the city limits, which are major recharging sources for the aquifer.
121 Obviously, growth has become exponential down here, not just Elk Ridge but south county. As
122 Gordon learned through his day job, the estimated population is supposed to double by 2030
123 which is coming fast and furious. Again, with all this development when the city increases
124 density, his main concern is obviously water, traffic and infrastructure. He hopes that this helps
125 with the understanding of the aquifers which is the water source for Elk Ridge. He is not
126 concerned with the pumping abilities, they are good, but immediate need is to address storage
127 capacity because if the city starts adding 150 homes in a years' time the shower is just going to
128 drip. He would be happy to answer any questions after the meeting. Thank you.

129
130 Shay Stark appreciated the research Gordon has done and using valid sources. He is the city
131 planner who works closely with the city engineer. His office has 67 other people who live and
132 breathe water resources of both clean and dirty water. They also work with Geohydrologists
133 who do exactly what is in the report Gordon presented. He went through the different aquifers,
134 wells and tanks the city utilizes on the white board. The first aquifer is the ancient Bonneville
135 lakebed, which extends to the mountains The transmissivity is very high at like 81. Elk Ridge is
136 at 1 which means water at the aquifer flows. It is not water as in an open lake; it full of silt, rock,
137 gravel, sand, bedrock, any number of things. The Cloward well is over 900 feet deep. At the
138 time this was drilled in 1979 and redrilled in 2002, the water level was essentially 280 feet down
139 from where the city drilled. And the city is 600 feet deeper than that and the well is producing at
140 about 400 – 500 feet down. In a given year there is a difference of 30 feet and then it goes back
141 up. The city uses the Loafer Canyon well because it is gravity flow. This well isn't as deep and
142 it takes less energy. In the wintertime the city uses the Loafer Canyon well exclusively. When
143 no one is watering their lawn, this is the only well that is needed. The Loafer well yields 450
144 gallons a minute and the Cloward and Skyhawk wells yield about 1000 gallons a minute. It takes
145 twice as much water just to water lawns as it does to take care of the inside home use. When you
146 water a third acre lot you use about 6000 gallons in one watering. If 1000 households all water
147 the lawn at the same time, the same day, that's a lot of water leaving storage. Storage is always
148 an issue and a concern. Based on the water rights and the pumping abilities of the Sky Hawk and
149 Cloward well in this aquifer because of the depth of the wells. The question is all the cities here
150 are building, and really it is a statewide issue, that the drawdowns are pretty consistent all along
151 the Wasatch Front. This needs to be a wakeup call that we need to conserve water, the lawns
152 need to go or greatly reduced. Also, all communities need to get behind recharge. The Highline
153 canal is going to get piped which will lose 30% of that water which needs to go into the ground.
154 This recharge does not affect Elk Ridge, but it does affect residential wells that are only 100-200
155 feet down. All water people recognized there was going to be problems and many years ago to
156 bring water into south Utah county they formed SUVMWA which bring water rights out of the
157 Uintah basin through Strawberry Reservoir for communities to buy the SUVMWA water and
158 those water rights would be used for aquifer recharge. How they would help with recharge is
159 still being worked on and with the last few years of drought everybody has become more
160 cognizant of what is going on. One more point is the Loafer well is in a different aquifer. There

161 is a zone of bedrock where the water percolates and then goes into the aquifer. It does continue
162 towards Payson, but it does not go straight into the other aquifer. But this is ultimately a guess
163 because no one can see into the ground. With the Loafer well we do see seasonal drawdowns,
164 the drawdown is greater when its used. In a wet year it is higher producing, and the drawdown is
165 less. As the report says the mountains, which have a lot of land area, even when there is not a lot
166 of snow the snow does produce a lot of water and the aquifer does get a lot of water and that's
167 why the Loafer well has never gone dry or close to it. The most important thing the city and all
168 of us can do is to conserve. It is a regional issue, not just an Elk Ridge issue and everyone on the
169 Wasatch Front needs to do their part to conserve.
170

171 There is state law and there is administrative code which is also law. Most people don't bother
172 or know to look there. This was created for the operation of different agencies within the state
173 and how they are to operate daily. In that administrative code are the sections on water
174 resources, design of water systems, and design of wastewater systems. Those codes have tables
175 for how much water it takes to water things such as alfalfa, grass, etc. and how much an average
176 household uses. In the Elk Ridge city code, there is a formula on how much water a developer
177 has to bring in which is what the state directed the cities to do. The state, in last 3 years,
178 mandated cities to go to a tier rate in order to promote conservation due to the higher cost of
179 water. Also, the state mandated certification of the water system in order to prove enough
180 capacity to handle growth. If a 100-lot subdivision is approved, it usually comes in phases. It
181 seems like absolutely insane development everywhere and generally it is metered out. Across
182 the state the building permits are 50,000 a year short to handle the growth. Elk Ridge and every
183 city had to turn in the data of for how much water was used in the last 3 years. This data was
184 plugged into a spread sheet which told us how much well capacity the city needed to have,
185 storage capacity the city needed and how much capacity was needed is the water system. Elk
186 Ridge has received certification from the state, which Gordon stated Mike Marston referred to
187 when he said Elk Ridge had adequate capacity. In the certification Elk Ridge actually has extra
188 capacity in pumping storage and distribution. Mayor Ellis has been putting together a computer
189 program he built in order to understand what is going on with the water at a deeper
190 understanding. In the older areas of town where landscaping is established there is 1.5 acre feet
191 of water per household yearly, which is average. The newer subdivisions which are putting in
192 new lots, climb a lot for 2-3 years and then drops off after about 5 years and it goes down and
193 matches the older established area. All the data shows us the city is where it needs to be from an
194 operation perspective. Knowing that the city is in the middle of updating the capital facilities
195 plan. With the information the mayor has pulled together and also being able to look at real time
196 data this will all be taken into account and the city will be looking at additional storage capacity.
197 Ultimately the city will be built out and we need to make sure that the city has everything it
198 needs.
199

200 Mayor Ellis stated that last year the city asked everyone to water their lawns according to the
201 house number. During that time there was not a large fluctuation of the tank levels and it
202 became a good pattern. It went down but not near as far as when everyone waters on the same
203 day and time. If you have a 15-20-foot tank and if that tank draws down to 7-8 feet David Jean
204 is panicking and the tank is dry even though there is 7- 8 feet. The city never lets the tanks go
205 dry. That causes all kinds of state grief and auditors. During the time when it was the heaviest
206 watering a sensor was out. David had to turn this sensor on and off manually. He had to do this
207 first thing in the morning instead of it turning on automatically when it was needed which made
208 deeper dives. Since then, the city went to watering according to house number and conservation
209 and it's leveled off. The tanks are not literally going dry, that is not what David meant.
210

211 Shay Stark stated David is not going to let the tank go anywhere near dry for 2 major reasons 1)
212 fire flow which is also factored into by the state and 2) the possibility of bacteria growth. It just
213 can't be filled up and proceed as normal. It must be cleaned flushed and tested to makes sure it
214 meets minimum levels to go back online.

Gordon Reynolds, asked if we can summarize by saying the city is fine? For our absolute needs, however, we need a paradigm shift not only as a community but as a state, a western state. We don't need golf course lawns and we need to learn to conserve water.

Shay Stark Yes. Let me pick on the project that is a rezone tonight. Personally, in looking at this the best solution any community can make is to cluster the housing with smaller lots and allow more of the area to remain natural. Up in the foothills there is brush and that would remain natural but down on the flats it's a whole other story, but natural areas use less water.

Gordon Reynolds Why, if there is 60 acres to develop, why do all 60 acres need to be developed. We have to be more conscientious in building in the open space.

Shay Stark it is a challenge, and every situation has to be taken case by case. It is not a one size fits all with development. The lower aquifer is being utilized by everyone around the Utah Lake and any problems there would impact everyone. The population growth has historically been from within, but it has shifted to more growth coming from outside the state. We cannot tell people sorry we are done and not to come, it would kill the economy. The reason our economy made it through 2008-2009, in comparing Utah with most of the states, Utah was relatively unscathed due to the young, educated population and we continued to grow. Other states did not have continuing growth. To stay healthy the state needs to continue to grow. He has worked with Elk Ridge since 2010 and the company had before that. Elk Ridge realized before most cities how much water it takes to water and keep soccer fields green. The city pays for the metered water and is trying to have a responsible take on this and find ways to conserve. This was started before the tiered grades for water came in. Shay has a meter reader at his home and was shocked how much water he used on just his yard.

2. **ZONE CHANGE PROPOSAL OF PARCELS 30:078:0284, 30:078:0290 AND 30:078:0207 FROM HILLSIDE RESIDENTIAL TO R1-15,000 (FAIRWAY DR)**

Jared Case wondered why the lot lines couldn't be redrawn to make the lots bigger and move the circle up so the landlocked area is accessible. Matthew Stewart stated there is a big drop off behind the homes (on Magellan) and they have large retaining walls. And at the bottom of that hill is a 15-foot drainage area, and it is not feasible to move the road over there. Maureen Bushman stated the lots are 1/3 acre, but they are zoned in a HR why are they 1/3 acres. Shay Stark stated these are parcels and have not become a lot because they have not gone through the subdivision process. These parcels were involved in 2 subdivisions that did not occur due to the slopes of the land. If these were lots, then they would have gone through a subdivision process and they would be buildable lots. Shay Stark stated that the presented plan fits well with the topography. Discussion ensued on future development on the 4 acres if they could get access into it. Richard Barton stated the city could put something in the development agreement that the land could not be further subdivided. Darren Hinton reminded everyone that this is a zone change and not a preliminary plat and when that come forward that is when access will be discussed. Gordon Reynolds stated he would like to see when the zone change happened previously, what changes are being made, what precedents is the city making and the impact a decision on a small parcel like this has on larger parcels; if a precedents is set then does the city have to do the same thing for everyone else to be fair and equitable, is it responsible use of zoning laws. Darren Hinton stated he recognizes the need to stick to the General Plan, but the city has people it's dealing with too and the plan has to be flexible. Gordon Reynolds stated that is why the city has to make decisions based on each individual instance. Shay Stark stated any motion should contain the language that the zone would revert if the development did not occur.

GORDON REYNOLDS MOTIONED TO TABLE THE DECISION UNTIL NEXT MEETING TO FIND INFORMATION ON WHEN THE ZONING WAS CHANGED AND WHAT KIND

OF PRECEDENCE WOULD HAVE BEEN SET THEN AND WHAT PRECEDENCE
WOULD BE SET NOW MAUREEN BUSHMAN SECONDED

VOTE AYE(2) NAY (3) MOTION NOT APPROVED
Nay Jared Case, Darren Hinton, Matt Stewart

JARED CASE MOTIONED TO RECOMMEND THE REZONE WITH THE CONDITION
THAT THE 4.11 ACRES NOT BE ABLE TO BE SUBDIVIDED AFTER THE FACT AND IF
THE DEVELOPMETN FAILS THE ZONE CHANGE REVERTS BACK TO THE
CURRENT ZONING MATTEW STEWART SECONDED

VOTE AYE (3) NAY(2) APPROVED
Nay- Gordon Reynolds, Maureen Bushman

3. **AMBLEVIEW ESTATES SUBDIVISION PRELIMINARY PLAT**

Darren Hinton stated this is the preliminary plat. Maureen Bushman asked for confirmation that the cul-de-sacs and lots were to code. Jared Case stated the annexation was approved for 12,000 sq ft lots and isn't concerned with the smaller lots because it uses less water but would like to know if there is a height limit on building. It was confirmed that height restriction is 35 feet. Shay Stark stated the city is waiting on the latest drawing but the lay out has not changed except for adding a trail from the cul-de-sac to Elk Ridge Dr which will also be a utility easement for the water pipeline, but the change is slight. He recommended the plat go to Public Hearing because the plat is valid with but the one small change, it is the commissions choice whether to recommend it with the contingency. Jared Case does not have a problem with approving the plat contingency because that item is a convenience to the city. Darren Hinton asked Shay about storm water. Shay Stark stated the plan calls for sumps. The city sits on a lot of gravel which works well with sumps.

JARED CASE MOTIONED TO RECOMMEND TO THE COUNCIL THE PRELIMINARY
PLAT WITH THE CONTIGENCY OF THE TRAIL FROM THE CUL-DE-SAC TO ELK
RIDGE DR MAUREEN BUSHMAN SECONDED

VOTE AYE(5) NAY(0) APPROVED

4. **ZONE CHANGE PROPOSAL OF PARCELS 30:074:0014, 30:076:0011 AND 30:074:0040
FROM R&L 20,000 TO R1-15,000 (LOAFER CANYON)**

Gordon Reynolds stated he requested the council send it back to Planning Commission because he felt that there wasn't enough information to make a decision. Gordon Reynolds stated that the general plan calls for approximately 91 lots but the early plans had approximately 114 lots. Dan Ford, the developer, clarified that there were initially more lots, but the plans have since come in line with the general plan. This is a zone change and not a preliminary plat. The city has a zoning map that states what the zone is and how many lots are expected based on an assumed density. What the develop is proposing is to give the city the land along the wash which could be used to offset the debris flow and flooding issues along long Loafer Canyon. It could be used for parks but he thinks it needs stay just drainage. The city doesn't own any property along Loafer Canyon Road. When the city tried to get help through NRCS and the county, the city couldn't get a consensus from the residents along Loafer Canyon Dr. The more he studies the plat the more he likes it. He is a river engineer, and he really likes the drainage and he really likes the ingresses and egress added to the city. It takes all the traffic off Loafer Canyon and improves the whole transportation plan for the city. The difference in lots between and R1-20,000 and R1-15,000 is about 6 lots. It seems a fair trade in his opinion. He went through all the concerns that have been voiced via through email Facebook etc. and they are all valid, but they are problems that already existed in the city and not one that can be rectified by the developer. The fervor and frustration is because people don't understand the engineering that

has gone into the city sewer, roads, water transportation and drainage. No one has brought up sewer and that is probably possibly the biggest constraint the city has. There are a lot of things going on behind the scenes that people don't know about. Jared Case stated that it already had a road in the general plan. Matthew Stewart stated the difference is the road originally connected to Goosenest Dr. Shay Stark stated that the transportation plan was modified to include another egress. The city tried to get a grant to put in a road but was unsuccessful. The road will be paid for by the development and not the city and all that is needed is a small section at the top where it would connect to Sunset Dr. A person has a right to come in and ask for a zone change for their property, and it would not be considered an exception, but the general plan would need to be amended and the subdivision will need to do an amendment to the general Plan upon final approval of the subdivision. This subdivision is asking for a zone change that fits with the neighboring developments. Because you approve something for one development does not mean you have to approve it another. Gordon Reynolds stated the general plan was written with the vision for this community in mind quite a long time ago, out of respect for the general plan and the long-term residents; just to go changing things on a whim he struggles with. He is feeling a lot better about the development with the recent discussion since they are not changing the amount of lots from the general plan but is still greatly worried about what's going to happen transportation wise with Loafer Canyon and 11200. Having the road going down through the development as a collector road with no driveways coming off if it is a fantastic idea. There are just so many places traffic goes once it leaves Elk Ridge but those are county roads which is a challenge.

JARED CASE MOTIONED TO RECOMMEND THIS WITH THE SAME CONDITIONS AS LAST TIME, THAT IT REVERT BACK TO R&L-20,000 IF THE SUBDIVISION DOES NOT GO THROUGH TO FINAL APPROVAL TIME MAUREEN BUSHMAN SECONDED.

VOTE AYE (5) NAY(0) APPROVED

5. **LIGHTHOUSE ESTATES SUBDIVISION FINAL PLAT**

Darren Hinton stated this is final plat. Discussion ensued on the landlocked property behind the subdivision which is between landowners plus the area is mostly not buildable due to the gas line and the slopes. Nate Brusik went through the upgrades they are going to do with the storm water retention ponds.

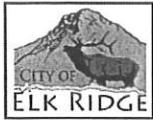
MATTHEW STEWART MOTIONED TO RECOMMEND THE LIGHTHOUSE SUBDIVISION FINAL PLAT MAUREEN BUSHMAN SECONDED.

VOTE AYE (5) NAY(0) APPROVE

ADJOURNMENT – Matthew Stewart motioned to adjourn Gordon Reynolds seconded

VOTE AYE (5) NAY (0) APPROVED


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 - web www.elkridgecity.org

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, September 2, 2021**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place – **80 E. Park Dr, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks
Pledge of Allegiance
Roll Call/Approval of Agenda

PUBLIC HEARING

1. The Highlands at Elk Ridge Subdivision Preliminary Plat see attachment

PLANNING COMMISSION ACTION ITEMS

1. The Highlands at Elk Ridge Subdivision Preliminary Plat
2. Proposed Nuisance Code; Specific Nuisance Amendment see attachment
3. Proposed Commercial Vehicle Code Amendment see attachment
4. Planning Commission Minutes for July 10, 2021 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 1st day of September 2021 and delivered to each member of the Planning Commission on the 1st day of September 2021.

Planning Commission Coordinator: *Laura Oliver* Date: 1st day of September 2021

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

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

JARED CASE 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

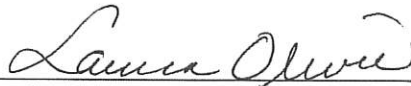
Line 5 "via zoom" needs to be removed

**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**

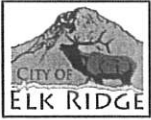
VOTE AYE (4) NAY(0) APPROVE Absent Matthew Stewart

ADJOURNMENT – Jared Case motioned to adjourn Maureen Bushman seconded

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



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 - web www.elkridgecity.org

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission public meeting listed below is cancelled. Handicap access is available upon request. (48 hours notice)

- Meeting Date - **Thursday, October 7, 2021**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place – **80 E. Park Dr, Elk Ridge, UT 84651**

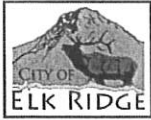
COMMISSION MEETING AGENDA

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 6th day of October 2021 and delivered to each member of the Planning Commission on the 6th day of October 2021.

Planning Commission Coordinator: *Laura Oliver* Date: 6th day of October 2021



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

t.801/423-2300 - f.801/423-1443 - email staff@elkridgecity.org - web www.elkridgecity.org

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, November 4, 2021**
- Meeting Time - **Commission Meeting - 7:00 pm**
- Meeting Place - **80 E. Park Dr, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks
Pledge of Allegiance
Roll Call/Approval of Agenda

PUBLIC HEARING

- | | |
|--|----------------|
| 1. Olson Subdivision Preliminary and Final Plat | see attachment |
| 2. Longview Meadows Subdivision Preliminary Plat | see attachment |

PLANNING COMMISSION ACTION ITEMS

- | | |
|---|----------------|
| 1. Olson Subdivision Preliminary and Final Plat | see attachment |
| 2. Longview Meadows Subdivision Preliminary Plat | see attachment |
| 3. Accessory Building, Accessory Apartment Proposed Amendment | see attachment |
| 3. Training Discussion | see attachment |
| 4. Planning Commission August 5, 2021 Minutes | see attachment |
| 5. Planning Commission September 2, 2021 Minutes | 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 3rd day of November 2021 and delivered to each member of the Planning Commission on the 2nd day of November 2021.

Planning Commission Coordinator: Laura Oliver Date: 3rd day of November 2021

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

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 Goosenest 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

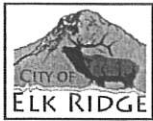
AYE (4)

NAY(0)

APPROVE Absent Gordon Reynolds



Planning Commission Coordinator



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 hearing and public meeting at the date, time, and place listed below. Handicap access is available upon request. (48 hours notice)

- Meeting Date - **Thursday, December 2, 2021**
- Meeting Time – **Commission Meeting – 7:00 pm**
- Meeting Place – **80 E. Park Dr, Elk Ridge, UT 84651**

COMMISSION MEETING AGENDA

7:00 pm OPENING ITEMS

Opening Remarks
Pledge of Allegiance
Roll Call/Approval of Agenda

PUBLIC HEARING

1. Proposed Zoning Amendment of Parcels 30:075:0122 and 30:075:0107
From R&L 20,000 to R-1-20,000 see attachment

PLANNING COMMISSION ACTION ITEMS

1. Proposed Zoning Amendment of Parcels 30:075:0122 and 30:075:0107 From R&L 20,000 to R-1-20,000
2. Longview Meadows Estates Subdivision Decision see attachment
3. Elk Ridge City Center Subdivision Discussion see attachment
4. Planning Commission November 4, 2021 Minutes 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 1st day of December 2021 and delivered to each member of the Planning Commission on the 1st day of December 2021.

Planning Commission Coordinator: Laura Miller Date: 1st day of December 2021

ELK RIDGE
PLANNING COMMISSION
DECEMBER 2, 2021

TIME AND PLACE OF MEETING

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

ROLL CALL

Commissioners: Gordon Reynolds, Maureen Bushman, Jared Case Absent- Matthew Stewart, Darren Hinton
Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*
Public: Mike Dubois

OPENING ITEMS

Gordon Reynolds welcomed. Opening remarks were said by Maureen Bushman. Gordon Reynolds led the Pledge.

MAUREEN BUSHMAN MOTIONED TO APPROVE THE AGENDA JARED CASE SECONDED

VOTE AYE (3) NAY (0) ALL APPROVED Absent Matthew Stewart, Darren Hinton

PUBLIC HEARING

PROPOSED ZONING AMENDMENT OF PARCELS 30:075:0122 AND 30:075:0107
FROM R&L 20,000 TO R-1-20,000

Gordon Reynolds opened the public hearing

Mike Dubois stated he does not want his property landlocked when Longview Meadows is developed.

Gordon Reynolds closed the public hearing

PLANNING COMMISSION ACTION ITEMS

1. PROPOSED ZONING AMENDMENT OF PARCELS 30:075:0122 AND 30:075:0107 FROM R&L
20,000 TO R-1-20,000

Maureen Bushman stated she thinks this is a great move, this fits better with type of housing and the surroundings. Jared Case and Gordon Reynolds both agreed.

JARED CASE MOTIONED TO RECOMMEND APPROVAL OF ZONING AMENDMENT OF
PARCELS 30:075:0122 AND 30:075:0107 FROM R&L 20,000 to R-1-20,000 MAUREEN BUSHMAN
SECONDED

VOTE AYE (3) NAY (0) ALL APPROVED Absent Matthew Stewart, Darren Hinton

2. LONGVIEW MEADOW ESTATES SUBDIVISION DECISION

Jared Case stated the frontages are now to code per the city planner. Jared Case stated that Sunset needs to have an island or something to completely block the road. The house on the corner of Hudson and Sunset needs to have the side yard of the home not blocked. Developer stated they would put in whatever the city wants in this area to block the road. The turnaround at the end of Sunset needs to be improved for emergency services and snow removal. Discussion ensued on the size of the retention pond.

JARED CASE MOTIONED TO RECOMMEND APPROVAL OF LONGVIEW MEADOW ESTATE
SUBDIVISION PRELIMINARY PLAT WITH THE CONTINGENCY THAT THE ROAD BETWEEN
CANYON VIEW AND HUDSON BECOME AN ISLAND AND FIX SUNSET FOR EMERGENCY
SERVICES MAUREEN BUSHMAN SECONDED.

VOTE AYE (3) NAY (0) ALL APPROVED Absent Matthew Stewart, Darren Hinton

3. ELK RIDGE CITY CENTER SUBDIVISION DISCUSSION

Mayor Ellis introduced the plans, so commission members have a chance to look at it before the public hearing. The corner lot at the round about is not popular with anyone and he recommends making keeping

54 it city property non buildable lot and making a space of some sort for farewell, wedding, shower, signs
55 like it is used now. Maureen Bushman is concerned about is being a free for all for any kind of signs.
56 Mayor Ellis said it would have to be a permittable thing. There is a lot of misperceptions on where the
57 city is on the building. The city is only at the beginning. The city has to have a concept plan, foam boards,
58 public comment etc. The residents need to have input. The city has an RFQ out with a response and are
59 ready to hire an architect. He is done as Mayor at the end of the month, and he doesn't want this to die.
60 This isn't a huge building. The most important step the city will take is identifying the maintenance, use,
61 why the city needs it; it needs to be justifiable. The plat is separate from the building itself. Maureen
62 Bushman asked if the building lots are to help pay for the building. Mayor Ellis confirmed this. Mayor
63 Ellis excused himself for the planning commission to discuss the plat. Jared Case likes the plat and thinks
64 an 8th of an acre for the corner are or split that acreage between the 2 lots, everything else is fine. Maureen
65 Bushman likes the 4 open acres around the center building lot. How much would it cost to maintain grass
66 in that area or something like a pickleball court etc. Mayor Ellis stated that Sky View Park is going to get
67 a pavilion, parking lot and pickleball courts, instead of grass, are going in as well. The existing home will
68 be sold as is. Gordon would like to keep the corner as city property, maybe not as large, the other lots are
69 fine.
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71 4. PLANNING COMMISSION NOVEMBER 4, 2021 MINUTES
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73 JARED CASE MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES FOR
74 NOVEMBER 4, 2021 MAUREEN BUSHMAN SECONDED
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76 VOTE AYE (3) NAY (0) ALL APPROVED Absent Matthew Stewart, Darren Hinton
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78 ADJOURNMENT – Jared Case motioned to adjourn.
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Planning Commission Coordinator