

ELK RIDGE
PLANNING COMMISSION
JULY 1, 2021

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on via Zoom 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 parks 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