

ELK RIDGE
PLANNING COMMISSION
AUGUST 4, 2022

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Tuesday August 4, 2022, at 7:00 p.m.

ROLL CALL

Commissioners: Maureen Bushman, Larry Lee, Matthew Stewart, Melanie Paxton, Ron Gailey, Ron Hill Alt.

Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*

Public: Karl Shuler, Tanya Willis, Liz Moeller

7:00 pm OPENING ITEMS

Opening Remarks was given by Melanie Paxton

Pledge of Allegiance led by Ron Gaily

MAUREEN BUSHMAN MOTIONED TO APPROVE THE AGENDA RON GAILY SECONDED

VOTE (5) AYE (0) NAY All Approved

MAUREEN BUSHMAN MOTIONED TO APPROVED THE AGENDA MELANIE PAXTON SECONDED

VOTE AYE (6) NAY (0) ALL APPROVED

1. APPROVAL OF PLANNING COMMISSION MINUTES FOR MAY 17, 2022

MELANIE PAXTON MOTION TO APPROVE THE MINUTES FOR MAY 17, 2022 RON GAILY SECONDED

VOTE AYE (6) NAY (0) ALL APPROVED

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR JUNE 2, 2022

LARRY LEE MOTIONED TO APPROVED THE MINUTES FOR JUNE 2, 2022 MELANIE PAXTON SECONDED

VOTE AYE (6) NAY (0) ALL APPROVE

3. THE HIGHLANDS AT ELK RIDGE PHASE NAME CHANGE

The new developers want to do phase 2 first and to make clerical items easier they want to rename the phase making phase 1 to phase 2 and phase 2 to phase 1. This is only a name change.

MELANIE PAXTON MOTIONED TO RECOMMEND CHANGING THE PHASE NAMES RON GAILY SECONDED

VOTE AYE (5) NAY (1) ALL APPROVE

4. CE3 DISCUSSION

Maureen Bushman stated the city council went through the code and have put in red the items they had concerns or questions with which the planning commission will go through tonight. Melanie Paxton stated the city council had some concerns with the setbacks and fire mitigation. She spoke with the city fire chief as well as a few other experts and regarding the setbacks for the CE3 and the fire chief did not have any problems and the others could not see any problem with the setbacks either. They did have issues with lack of fire chief approval in the code. The Fire Chief gave the planning commission language referring to international fire code fire flow and structure size to go into the fire protection plan and the Urban Wildlife Zone to be added to the code. Discussion ensued on recommendations from city council concerning setbacks tables and lot frontages and frontages on cul-de-sacs. Discussion ensued on unbuildable lots and added land "designated" as unbuildable open space. Approval of open space should be changed to city council. Options need to remain in order to give the landowners options. The city cannot ask for such a trail unless the city is willing to give something in return- that would be a taking. In lot sizes city council suggested taking out B, cluster building, and allowing no less than 1 acre are allowed with densities using bonus density requirements. The wording has to be revised because with this revision there is no bonus density or,10-9B-13-3 instead of open space clustering its open space with 1 acre lots. The desired outcome of allowing homes to be built on 1 acre lots in areas containing slopes of less than 20% is that it would provide

multiple sites for multiple homes leaving at least 40% of the development site as natural open space. Remaining open space beyond the 1 acre lots shall be designated open space. Open space areas shall conform to the requirements listed under section 10-9B-11a. The Planning Commission agreed this was simpler. Discussion ensued on the open space requirements. Number 7 in the list of open space requirements will be removed as it is already on the fire plan for the Urban Wildlife zone. The setbacks recommended to remain the same as HR1. Discussion ensued on who determines what ground can be disturbed and at what time, subdivision, or the lot level. The Planning Commission determined this would be done during the subdivision development by city engineering staff so that developers cannot just flatten everything. This should be moved to grading in the development section. Individual lot owners can disturb buildable areas. The development requirements and process should be referenced to the development code and just list the items particular to the CE3 code. Modify fire protection plan, removing A, B, C, and reference International Fire Code.

MAUREEN BUSHMAN MOTIONED TO ADJOURN MATT STEWART SECONDED

VOTE AYE (6) NAY (0) ALL APPROVED

Laura Oliver

ADJOURNMENT – Maureen Bushman motioned to adjourn.



Planning Commission Coordinator