

ELK RIDGE
PLANNING COMMISSION
JUNE 2, 2022

TIME AND PLACE OF MEETING

A public hearing in conjunction with a regular meeting of the Elk Ridge Planning Commission was held on Thursday June 2, 2022, at 7:00 p.m. at 80 E. Park Dr., Elk Ridge, UT 84651.

ROLL CALL

Commissioners: Maureen Bushman, Matt Stewart, Larry Lee, Melanie Paxton, Ron Gailey, Ron Hill (Alt.),

Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*, Tanya Willis *City Council*

Public: Richard Barton, Mike Bennett, Dan Willis

OPENING ITEMS

Chairperson Maureen Bushman welcomed. Opening remarks were said by Ron Hill. Maureen Bushman led the Pledge.

MAUREEN BUSHMAN MOTIONED TO ADJUST AND APPROVE THE AGENDA WITH MOVING THE PUBLIC HEARING FOR FOOD TRUCKS TO ITEM 2 THE PUBLIC HEARING FOR HASKELL PLAT J SUBDIVISION AMENDMENT TO ITEM NUMBER 1 AND IN THE ACTION ITEMS MOVE HASKELL PLAT J SUBDIVISION TO ITEM 1, BARTON SUBDIVISION TO ITEM 2 AND FOOD TRUCKS TO ITEM 3 MELANIE PAXTON SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED

PLANNING COMMISSION PUBLIC HEARING

1. HASKELL PLAT J SUBDIVISION AMENDMENT

Maureen Bushman opened the public hearing for the Haskell Plat J Amendment.

There were no public comments.

Maureen closed the public hearing

2. FOOD TRUCKS ORDINANCE 3-1-1 DEFINITIONS AND 3-1-13

Maureen Bushman opened the public hearing for the Haskell Plat J Amendment.

There were no public comments.

Maureen closed the public hearing

PLANNING COMMISSION ACTION ITEMS

1. HASKELL PLAT J SUBDIVISION AMENDMENT DECISION

Jared Peterson stated that in 2012 he went through a process to add a piece of property which he had purchased from his neighbor to the back of his property. His intent at the time was to amend his lot but the city did a lot of line adjustment instead. The process that was recorded put the 2 sections under 1 tax ID number but it did not change anything that was previously recorded. He now wants to add on to his home but the addition goes into the original PUE, which needs to be moved through an amendment.

Laura Oliver Deputy Recorder explained per state code any time a lot is changed such as adding additional land, the plat has to be amended.

RON GAILEY MOTIONED TO RECOMMEND APPROVAL OF THE HASKELL SUBDIVISION PLAT J AMENDMENT MELANIE PAXTON SECONDED ALL APPROVED

VOTE AYE (5) NAY (0) ALL APPROVED

2. BARTON SUBDIVISION FINAL APPROVAL DECISION

Maureen Bushman stated there is a memo from Shay Stark, City Planner recommending removing the retention pond and using the existing city infrastructure with according to the memo from the city planner.

Matt Stewart stated he visited the area several times and he likes the recommendation a lot better than the retention pond. Jared Peterson stated Barton Subdivision retention should flow into the natural drainage area but the existing

lot on the corner, at some point the landowners filled in the natural drainage area which leaves the overflow no place to drain. This recommendation will actually fix several problems in the area.

MELANIE PAXTON MOTIONED TO RECOMMEND APPROVAL OF BARTON SUBDIVISION FINAL APPROVAL WITH THE CHANGE IN THE REDESIGN OF THE OVERFLOW SYSTEM ADDING THE CATCH BOXES ACCORDING TO THE CITY PLANNER MAUREEN BUSHMAN SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED

3. FOOD TRUCKS ORDINANCE 3-1-1 DEFINITIONS AND 3-1-13 DECISION

Ron Gailey stated the code needs the addition of language stating the city reserves the right to approve designated times/days. Discussion ensued on how to enforce when food trucks can park and how many food trucks can be at the park due to limited space with 24/48-hour notice. Maureen Bushman recommended the fee refer to the city fee schedule. The deposit is against state code and needs to be removed. Melanie Paxton stated the food truck is not the one trashing the park it would be the customers and the food truck shouldn't be responsible for customers leaving garbage. Discussion ensued on residents bringing in a food truck on their private property. In order to do this a resident can hire a food truck to cater a private event and cannot be open to the public and cannot be parked on city right of way.

MAUREEN BUSHMAN MOTIONED TO RECOMMEND APPROVAL OF THE FOOD TRUCK ORDINANCE WITH THE STATED CHANGES MELANIE PAXTON SECONDED.

VOTE AYE (5) NAY (0) ALL APPROVED

4. CE3 DISCUSSION

Maureen Bushman stated the code for roads and grades is from the HR1 code. Maureen spoke with AJ at Atlas Engineering who plans and builds roads and asked him his informed opinion on what he would recommend for roads in steeper areas. AJ's recommendation was most cities usually have road grades are 10% and 10%-12% is fine. Maureen Bushman recommends having 10% with the option to ask for a variance for 12%. Matt Stewart stated the city will have less cuts and fills with 10% and remove everything in this code that is duplicated except for the difference of the 10% grade with the 12% variance and refer it to the existing city code on roads. Grading permit section needs to remain. Secondary access needs to remain to ensure compliance. The increased size of the cul-de-sacs creates more frontage for additional homes on the cul-de-sacs increasing density. Discussion ensued on trails and creating parking, access points, and who should approve the trails plan. Should city staff be expanded and or clarified to mean engineering and to include the Planning Commission. The 15-foot setbacks on each side of the trails are excessive and should be removed. The language for trails is to change to say trail easements for all trails. Trail easements should remain 10 feet wide, but the actual trails need to be 6-8 feet and when along the road the trail replaces sidewalks. A city trail plan is being worked on by the trails committee and the code should refer to the trail plan. The trails map should indicate where trails and access points are but will adjust when development goes in. Open space should provide trail easements that connect. A trail along the south end of the city should be used as a firebreak.

5. APPROVAL OF PLANNING COMMISSION MINUTES FOR APRIL 7, 2022

MAUREEN BUSHMAN MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES FOR APRIL 7, 2022, WITH THE CORRECTION TO LINE 62 MELANIE PAXTON SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED

6. APPROVAL OF PLANNING COMMISSION MINUTES FOR APRIL 12, 2022

MATT STEWART MOTIONED TO APPROVE THE MINUTES FOR APRIL 12, 2022, WITH THE ON LINE 32 AND 49 RON GAILEY SECONDED.

VOTE AYE (5) NAY (0) ALL APPROVED

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7. **APPROVAL OF PLANNING COMMISSION MINUTES FOR MAY 5, 2022**

MELANIE PAXTON MOTIONED TO APPROVE THE MINUTES FOR MAY 5, 2022, WITH THE NOTED
CHANGE MATT STEWART SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED

ADJOURNMENT – Matt Stewart motioned to adjourn Melanie Paxton seconded.

VOTE AYE (5) NAY (0) ALL APPROVED

Planning Commission Coordinator