

ELK RIDGE
PLANNING COMMISSION
DECEMBER 7, 2023

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday December 7, 2023, at 7:00 p.m. at 80 E. Park Dr. Elk Ridge Utah.

ROLL CALL

Commissioners: Maureen Bushman, Ron Hill, Melanie Paxton, Lisa Graham via Telephone Absent – Ron Gailey

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

Public: Larry Lee

7:00 pm OPENING ITEMS

Opening Remarks was given by Melanie Paxton

Pledge of Allegiance led by Ron Hill

MELANIE PAXTON MOTIONED TO APPROVE THE AGENDA RON HILL SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent Ron Gailey

AGENDA ITEMS

1. WALLS, FENCES, AND HEDGES 10-12-13 DISCUSSION

Maureen Bushman stated the City Council has asked the Planning Commission to review the retaining wall section of this code. The city's current code is based on the International Building Code (IBC) which is generally used for commercial building. There is another code, the International Residential Code (IRC) for residential buildings which has a lot more detail and is what the city should be using in the city code. The IBC has been adopted by the city, the IRC has not been adopted and recommends the IRC be adopted. The code exists because of the needs and history of building on a slope. Jared Peterson, who was asked by Maureen Bushman to come and aid in the discussion due to his background in construction. Jared Peterson stated that there are different kinds of walls like concrete walls and flexible walls such as blocks or boulders. A concrete wall with footings has to be below the frost line, which could be buried 30 inches. A lot of the codes of surrounding cities have "4 feet of exposed wall which would need a permit. Maureen Bushman stated the city code currently has "30 inches measured from the bottom of footing which follows the IBC and state code and recommends changing the height of the wall to 4 feet instead of 30 inches. The question then is, should retaining walls be measured from the bottom of the footing or the exposed wall or the final finished grade. Boulders have footings of a layer of compacted crushed stone. Ron Hill and Melanie Paxton both agree that measurement should be from the final finished grade and not from bottom of footings, but both had concerns about what and where exactly is the finished final grade. Jared Peterson suggested using "exposed face" instead. Ron Hill stated exposed face is easier to understand than final grade. Maureen Bushman went on and read the current code for terracing which states when terracing, walls have to be the same height and asked if that is for stability. Jared Peterson said the terracing section is more cosmetic and does not add to the strength of a wall. Melanie Paxton asked why that would have to remain in the code. Maureen Bushman thinks this is superfluous and should be removed. Most cities have moved to walls above 4 feet measured from the bottom of the exposed wall requires a permit and stamped engineered plans and recommends changing to this as well. Discussion ensued on narrowing down the verbiage of using final finished grade, measure from the bottom of the footings or exposed wall. Royce Swensen stated the city has to also comply with state code and the issue the city has is with the 30 inches because everyone else uses 4 feet. Discussion ensued on the height limit of 10 feet and should that be increased if 4 feet of 12 foot wall is buried should that 4 feet count towards the height, which goes back to measuring from final grade or exposed wall. Maureen Bushman made the

following changes so far: All retaining wall shall be designed in accordance with accepted engineering and building practices as per the applicable International Building Code (IBC), the International Residential Code (IRC), state code, and current city building code. Walls retaining over 4 feet of material shall require a building permit. Retaining walls with an exposed face greater than 10 feet in height shall be terraced with each segment being no greater than 10 feet in height. Terracing shall not be required when in the case of retaining walls constructed for the purpose of providing support for external basement stairways. Fencing atop retaining walls shall adhere to the fencing section of this code. Maureen will make the further discussed changes for the public hearing.

MELANIE PAXTON MOTIONED TO MOVE RETAINING WALL AND THE IRC ORDINANCE CHANGES TO PUBLIC HEARING LISA GRAHAM SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent Ron Gailey

2. GENERAL PLAN DISCUSSION

Discussion ensued on whether the commission feels it is appropriate to use pictures of private homes and do they really work as a descriptor of the zone. Maureen Bushman went through the updates to the transportation map, park map, trails map and general definitions. Consensus was to remove the pictures of homes from the General Plan.

3. APPROVAL OF PLANNING COMMISSION MINUTES FOR SEPTEMBER 7, 2023

MELANIE PAXTON MOTIONED TO APPROVE THE MINUTES FOR SEPTEMBER 7, 2023, RON HILL SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent Ron Gailey

4. APPROVAL OF PLANNING COMMISSION MINUTES FOR OCTOBER 5, 2023

RON HILL MOTIONED TO APPROVE THE MINUTES FOR OCTOBER 5, 2023, WITH THE CHANGE ON LINE 31 MELANIE PAXTON SECONDED

VOTE AYE (3) NAY (0) APPROVED
Absent Ron Gailey
Lisa Graham Abstained

LISA GRAHAM MOTIONED TO ADJOURN MELANIE PAXTON SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent Ron Gailey



Planning Commission Coordinator