

ELK RIDGE PLANNING COMMISSION

April 24, 2014

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, April 24, 2014, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: David Clark, Andy Costin, Ann Brough, Kevin Hansbrow
Absent: Clint Ashmead, Kelly Liddiard, Colin Logue, Cory Thompson,
Others: Shay Stark, *Aqua Planner*
Marissa Bassir, *Planning Commission Coordinator*
Mayor Hal Shelley, *Public:* Linda Lane, Chance Lane, Alex La
Callie Johnson, Angelia Olson, Jeff Crippen Nathan Dunn

OPENING ITEMS

David Clark, Co-Chair, welcomed at 7:00 PM. Opening remarks were said by Ann Brough, followed by the pledge of allegiance.

APPROVAL OF AGENDA

Haskell Golf Course Updated Plat was removed from the agenda because it wasn't needed after all.

LANE CONDITIONAL USE PERMIT – CHICKENS - PUBLIC HEARING

David Clark, Co-Chair opened the public hearing at 7:05 PM.

There was not any public comment.

David Clark, Co-Chair closed the public hearing at 7:07 PM.

The planning commission discussed the application. The applicant has met the required distance between neighbors and the chicken coop. Their home was closer to the chicken coop than the neighboring home. The code enforcement officer inspected the property, checked for distances and deemed that the property was in compliance.

DAVID CLARK MOTIONED AND KEVIN HANSBROW SECONDED TO APPROVE THE CONDITIONAL USE PERMIT FOR SIX CHICKENS BY JERALD AND LINDA LANE LOCATED AT 24 SOUTH ASTOR LANE IN ELK RIDGE, UTAH AS IT IS IN COMPLIANCE WITH ELK RIDGE CITY CODE. VOTE: YES – ALL (4), NO – NONE, ABSENT (4) KELLY LIDDIARD, COLIN LOGUE, CORY THOMPSON, CLINT ASHMEAD

HORIZON VIEW FARMS FINAL PLAT APPROVAL

Shay Stark, City Planner displayed the landscape plan for Horizon View Farms. The initial preliminary plan approval was in a single phase. When they applied for final approval, they decided to split the project into two phases, A & B. The planning commission discussed the desire to have the tot lot included in the first phase (phase A). The city council agreed the tot lot should be installed before the project was complete, but thought to have the tot lot part of the second phase, but be installed before any building. The county has said that they want all the extra right-of-way width they can get on 11200 South for when the street is expanded to a regional arterial street, which would be four lanes with dividers. The city will work with the county to put the trail in the county right-of-way since the county was planning a trail anyway and there doesn't need to be a duplicate. The hope is that the trail will be moved so it isn't right against the townhomes common areas. There is some additional issues that need to be worked out with the county regarding the Hansen Annexation that will include 11200 South as part of it. As far as the final plat is concerned, the staff has reviewed the construction drawings and has dealt with all the engineering issues and meet city standards and code.

Chris Salisbury, Developer updated the planning commission that the fire alarm design is not complete yet, but would be complete within a day or so. Once they are complete, Mr. Salisbury will forward them for the fire chief (Seth Waite) to review. [This was an item the fire chief had requested at TRC.]

Mayor Shelley questioned if the alarm would be tied in with the suppression system and restricted per unit. It was confirmed the sprinklers and the alarms would be connected.

Chris Salisbury, Developer, replied that Mountain West Alarm has it set up so the buildings would be ðaisy chainedð so there is one control module that will be the control of the entire project.

Shay Stark, City Planner indicated there are a few items within the development agreement that may change slightly. The overall gist of the agreement is correct. When a building permit is pulled for a building, all permits will be set up for every unit within the building and as construction will move forward on all the units up through the 4-way inspection, which is HVAC, insulation, rough plumbing, and electrical. As each unit is sold and move forward, the developer will officially pull the permit and pay the impact fees. Before the last unit is sold within the building and receives certificate of occupancy, the landscaping must be complete around the building. There will be a separate landscaping bond so as landscaping is completed, the bond will be reduced.

David Clark, Co-Chair expressed some concern regarding the development agreement and exhibit A. Mr. Clark understands that the agreement is an amendment, but was wondering about the control from the previous agreement to the Horizon View Farms development agreement.

Shay Stark, City Planner replied that Mr. Clark's concern is just some legal jargon that has to be put in whenever there is an amendment to the previous agreement. It is basically saying that there are some terms in the previous development agreement, but they have come up with a new set of terms that have been added to the previous agreement, but if there is a situation of conflict between the two agreements, the most recent addendum is what would apply.

David Clark, Co-Chair asked Mr. Salisbury if he had received the cost estimate for the surrounding fence.

Chris Salisbury, *Developer* indicated that there were some communication problems with the vendor, but he should have a cost estimate within the next few days. The vendor is Alex Hunt with Simrock Fence, whom they have used before for other projects.

69 Shay Stark, City Planner reviewed the different points of the development agreement with the planning commission. He talked about
70 the offsite improvements of the roundabout and the monument and the portion Mr. Salisbury and Mr. Dean Ingram would be paying
71 (50/50 split). There was a negotiation with the city council and Mr. Salisbury that if the roundabout cost could be less expensive, Mr.
72 Salisbury would install a two-rail vinyl fence. In order for the negotiation to work, the roundabout would need to be about \$24,000 less
73 if the fence costs \$12,000. The roundabout needs to be completed and is most important.

74 Chris Salisbury, Developer questioned why the \$12,000 reduction would need to apply to Mr. Ingram's portion of the roundabout. Mr.
75 Salisbury didn't remember the reduction applying to Mr. Ingram's half.

76 Shay Stark, City Planner indicated he would review the City Council Minutes to verify the negotiation terms. Mr. Stark resumed the
77 discussion of the development agreement terms.

78 David Clark, Co-Chair asked if there should be verbiage within the agreement regarding the HOA assuming some of the previous City
79 responsibilities of maintaining the roads, etc.

80 Shay Stark, City Planner, indicated that the roads will not be public streets so that would be handled on the plat map. A private street is
81 not maintained by the City. There is a public utility easement within the property so the utilities, ie. water and sewer, will be the
82 property of the City and will be maintained by the City. Mr. Stark explained there will be performance bonds and a separate landscaping
83 bond so the infrastructure can be put into durability once it is built and being used. Mr. Salisbury is still working to get the water rights
84 in place [*Mr. Salisbury indicated that would take place tomorrow, 4/25.*] There are just a few loose ends to wrap up, but will be taken
85 care of once there is final approval. The staff recommends approval of Horizon View Farms A & B.

86 Andy Costin, PC questioned the units going up through the 4-way inspection. He wondered if the building's exterior would be
87 complete if the interior was only going through that inspection because, generally, the exterior would not have to be finished at that
88 inspection.

89 Shay Stark, City Planner indicated that the exterior would have to be finished.

90 Chris Salisbury, Developer, explained that it was discussed that the inside of the building would be 4-way stage, other than the one unit
91 that would be finished if they were only doing one unit. The outside would go beyond 4-way stage sealing the structure and stucco or
92 LP siding or whatever they will be doing. So the exterior would be completed.

93 David Clark, Co-Chair, said that the last he heard was that Mr. Salisbury was going to be getting some estimates on the LP siding and he
94 wondered if there were any conclusions for the exterior material.

95 Chris Salisbury, Developer, indicated he had received the bids for most of the products, but have not finalized the numbers yet. They
96 are leaning more towards the LP material.

97 Kevin Hansbrow, PC, thought there was a standard or agreement for the PUD for the exterior materials. He thought vinyl wasn't an
98 option.

99 The mayor, planner and the coordinator didn't recall it being in the standards or agreements and thought it was placed in the CC&R's for
100 the phases. It was discussed, but it was not placed in the PUD code. Mr. Hansbrow recommended reviewing the minutes to verify
101 because he was sure it was decided not to allow vinyl siding.

102 Andy Costin, PC, asked Mr. Salisbury if there were any building renderings that the planning commission could view.

103 Mr. Stark displayed the renderings.

104 David Clark, Co-Chair, asked Mr. Salisbury if there was a decision on the decorative pop-outs on the back side of the buildings.

105 Chris Salisbury, Developer, replied that there wasn't a decision yet because they wanted to see where all the estimates came in at before
106 they could determine the extra features. The last design that Mr. Salisbury viewed, there were some pop-outs, but probably not as much
107 as the City had discussed. He recalls it isn't a flat wall. There are some elevation changes because of the slope. The units are also
108 staggered.

109 Shay Stark, City Planner also mentioned that the landscaping trees were pulled to the east side so once the trees get bigger, that will also
110 break up the view of the units.

111 **DAVID CLARK MOTIONED AND KEVIN HANSBROW SECONDED TO RECOMMEND FINAL APPROVAL TO THE
112 CITY COUNCIL THE HORIZON VIEW FARMS PLATS A AND B CONTINGENT UPON THE FOLLOWING:**

- 113 1. FIRE ALARM DESIGN APPROVED BY THE FIRE CHIEF
- 114 2. RESOLVE ISSUE OF FENCE COST AND EFFECT ON ROUNDABOUT AND EFFECT ON DEAN
115 INGRAM'S SHARE.
- 116 3. REVIEW OF MEETING MINUTES REGARDING PUD EXTERIOR MATERIALS (VINYL
117 SIDING)

118 **VOTE: YES – ALL (4), NO – NONE, ABSENT (4) KELLY LIDDIARD, CLINT ASHMEAD, COLIN LOGUE, CORY
119 THOMPSON**

120 **MARCH 27, 2014 PLANNING COMMISSION MINUTES**

121 There were not any corrections to the minutes.

122 **ANN BROUH MOTIONED AND ANDY COSTIN SECONDED TO ACCEPT THE MARCH 27, 2014 PLANNING
123 COMMISSION MEETING MINUTES AS WRITTEN. VOTE: YES - ALL (4), NO - NONE, ABSENT - (4) KELLY
124 LIDDIARD, CLINT ASHMEAD, COLIN LOGUE, CORY THOMPSON**

125 **CITY COUNCIL UPDATE**

126 Mayor Shelley indicated he hoped the fire station addition will be complete by May 1, 2014. The clean up from the sewer project is
127 underway, but there was still going to be some work from 11200 South to Lee Haskell's development on Olympic Lane. He discussed

135 the newly hired personnel in the office and the changes happening in the office. Water rights have been an issue lately and they had a
136 meeting with the state engineer early in the week. Aqua engineering is conducting a study for build-out requirements for water usage
137 and current water usage. May possibly have to limit development in the future to maintain personal property rights and service all
138 property owners.

139 David Clark, Co-Chair asked if the City had all the signatures for the park to turn it over to the City.
140 Mayor Shelley indicated they didn't have all the signatures. They were still in need of about nine signatures and are still working on it.
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142 **ADJOURNMENT** – Co-Chair, David Clark, adjourned the meeting at 8:09 p.m.
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Planning Commission Coordinator