

1 **ELK RIDGE PLANNING COMMISSION**

2 **October 13, 2016**

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5 **TIME AND PLACE OF MEETING**

6 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, October
7 13th, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

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9 **ROLL CALL**

10 *Commissioners:* Stacey Petersen, David Clark, Jim Chase, Bruce Thorpe, Jared Barton

11 *Absent:* Lisa Phillips, Colin Logue (Alternate),

12 *Others:* Shay Stark, *City Planner*

13 Laura Oliver, *Planning Commission Coordinator*

14 Royce Swenson, *Recorder*

15
16 **OPENING ITEMS**

17 Stacey Petersen - Welcomed at 7:00 PM. Opening remarks were said by Bruce Thorpe followed by the
18 pledge of allegiance.

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20 **BRUCE THORPE MOTIONED AND JIM CHASE SECONDED APPROVAL OF**
21 **AGENDA WITHOUT CHANGES. VOTE: YES - ALL (5), NO - NONE, ABSENT -**
22 **(2) LISA PHILLIPS, COLIN LOGUE (ALTERNATE).**

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24 **PLANNING COMMISSION BUSINESS**

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26 **1. DISCUSSION ON COMMERCIAL SIGNAGE/DESIGN CODE**

27 Stacey Petersen – Turned the time over to Shay Stark, City Planner

28 Shay Stark – Brought up the pictures, on the overhead projector, that the Planning Commission members sent
29 in of commercial buildings. Lee Haskell's commercial development brought to the forefront of parking in
30 the rear as opposed to parking in the front of a commercial building. The city council, at this time, has
31 expressed that they would not be opposed to making the exception for Lee Haskell's development and
32 permit him to have parking in the front. The majority of the commercial buildings selected by the Planning
33 Commission members have variations of materials on the exterior. Shay Stark recommended the Planning
34 Commission members tell why they took the pictures.

35 Jim Chase – Retrieved pictures from the internet. The commercial building which was showing on the
36 overhead projector was a brick building with awnings which would be seen on a typical downtown.

37 Bruce Thorpe – Asked for clarification on whether it is realistically possible to expand the commercial
38 property, beyond what it is today, in the next twenty years or is this it. The area is not very big. Bruce also
39 asked whether it is the goal of the city to increase commercial zoning.

40 Stacey Petersen – Right now the only commercial zoned property is just the corner and across the street south
41 of the round-about on Elk Ridge Drive. The Planning Commission needs to prepare the commercial code
42 in case 11200 South is annexed into the city.

43 Shay Stark – 11200 South is slated to become a regional highway. That does not mean it will be a 3 lane
44 highway. Its purpose is to tie all the areas, Spanish Fork, Salem, Payson etc. together and out to Elk Ridge
45 Drive and down to the freeway. There is a developer right now who is working to bring in a residential
46 development on 11200 South. If, in 20 years, this regional highway does develop as planned, you may be
47 looking at strip malls and convenience stores. The Planning Commission needs a stronger commercial code
48 in place to prepare for further commercial developments. There is a possible storage unit development on

49 11200 South and the developers may approach the Planning Commission to rezone the property for storage
50 units. If this development submits an application, the Planning Commission needs to have a commercial
51 code in place to drive the development in a direction that the Planning Commission would want.

52 Stacey Petersen – Elk Ridge City does not have a downtown. The Planning Commission could try to zone an
53 area to be a potential typical downtown style. The best area would be at the corner on 11200 South.

54 Shay Stark – That would be the best area but, being on major road, is that a downtown that people would dare
55 to walk to and or walk on? Pedestrians would have to cross 11200 South. The area that is on Elk Ridge
56 Drive above the round-about, that is already zoned commercial, is not big enough and it would never look
57 or feel like the typical downtown because it has residential homes all around it. Chad Brown, who owns
58 the commercial property on the west side of the round-about are actively working a request to have this
59 property rezoned to residential. Elk Ridge City is not going to have a cohesive area that would feel like a
60 typical downtown.

61
62 The Planning Commission went through more pictures of commercial buildings.

63 The majority of the buildings shown and discussed had materials such as brick, stucco, siding and stone,
64 cinder block in different textures, color and variations on the facade of the buildings.

65 Discussion ensued on limiting certain materials, such as stucco, to a maximum percentage on the façade.
66 Different trends such as Tuscan, Craftsman and Alpine and how they would fit with the residential
67 community which surround the commercial properties were discussed.

68 The Planning Commission also discussed the roofs and heights of commercial buildings.

69 Pitch roofs can be on the front only. They do not need to cover the whole roof.

70 Parking in front would need to have landscaping in the front strip between the road and the parking lot.

71 Metal buildings are plentiful in the Utah Valley. Metal buildings can be sided with different materials and
72 look nice and can blend into an area.

73
74 Jared Barton – There is a concern about storage units being built on 11200 South. Elk Ridge City is built on a
75 hill and the residents around it will not want to look down into a storage unit development.

76 Stacey Petersen – Asked for confirmation about zoning certain types of commercial businesses out of the code.

77 Shay Stark – There are possible legal ramifications in not permitting certain types of businesses, for example
78 bars, strip clubs, tattoo parlors etc. The likelihood of having a law suit brought against the city to include a
79 business like this is not likely, but can happen.

80 Another issue to discuss is the matter of outdoor lighting. Elk Ridge has a large contingency that fights any
81 type of street lighting because they like the dark skies. Lighting in a commercial parking lot is necessary
82 due to liability issues. There are a few requirements in the universal building code where there has to be
83 lighting. The Planning Commission needs to be careful about what is added to the code concerning
84 commercial buildings. Outdoor lighting could be low lighting and lights that are directed downward.

85 Stacey Petersen – Many of the mix use commercial buildings in Provo Riverwoods are vacant with paper
86 covering the windows. That is a well shopped area: if mix use commercial buildings do not work in a busy
87 area like Provo, how will they work in Elk Ridge?

88 Jared Barton – Asked if it is it possible to write into the code something that would create a fund to take care
89 of vacant commercial properties and whose responsibility is the upkeep on the vacant commercial
90 properties. How can the Planning Commission be forward thinking in addressing the vacant property that
91 sits there for years?

92 Jim Chase – The upkeep of vacant buildings would be enforced under the nuisance code. Otherwise, the
93 Planning Commission would be telling a business owner how to run their business.

94 Shay Stark – The Planning Commission can write a very strict code but the problem is enforcement and the
95 man power to enforce it evenly.

96 Jim Chase – The Planning Commission needs to be careful not to be over burdensome on the commercial code
97 so that it makes it cost prohibitive for developers to build.

98 Stacey Petersen – The Planning Commission has made some headway in the direction the commercial code
99 needs to go.

100 Shay Stark – Another matter to consider is signage and the lighting, placement, size and the number of
101 commercial signs allowed. Shay Stark recommends the Planning Commission pay attention to commercial
102 signage for the next few weeks.

103 Bruce Thorpe – The area on Elk Ridge Drive is a small commercial area so the Planning Commission may not
104 want huge signs. The area on 11200 South could possibly turn in to a huge commercial strip, with
105 McDonalds etc., the signage in that area would be different than it would be for Elk Ridge Dr.

106 Shay Stark – There are businesses that have to have certain signs outside to comply with industry law, such as
107 gas stations. There are neon signs in the windows, like beer signs for example that businesses feel they
108 need to promote their products.

109 Jared Barton – Asked Shay Stark about any setback s from the back of a commercial property and if a barrier
110 has be to be built between the back of a business and a residential property.

111 Shay Stark – A commercial property can go all the way to the property line.

112 Jared Barton – Recommends that a buffer, such as a walk way or setback be required behind a commercial
113 property.

114 Jim Chase – Will incorporate what was discussed tonight into a draft of the revised commercial codes.

115 Shay Stark – Shows the Planning Commission what the future annexation zone is for Elk Ridge City. This area
116 is found in the Elk Ridge City general plan and also states the zoning for that area.

117 Stacey Petersen – The Planning Commission made some good process this evening in the direction of the
118 commercial code. Recommends that the Planning Commission continue the discussion in November.
119 Stacey asked that Jim Chase take a section at a time and email it to Laura, the Planning Commission
120 Coordinator, to forward to all Planning Commission members, to review.

121 Shay Stark – Recommends that the Planning Commission specifically discuss the architectural design features
122 first. Then move on to lighting, signage and landscape buffers in front and behind commercial buildings.
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124 **2. CITY COUNCIL UPDATE**

125 No update to report
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127 **3. OTHER BUSINESS**

128 Stacey Petersen – Stacey will be out of town on the next scheduled Planning Commission meeting and would
129 like to move the November 10th meeting to the 17th. The Planning Commission members did not have any
130 issues or conflicts, at this time and agreed to move the scheduled meeting to the 17th.

131 Royce Swensen – In order to move the November 10th meeting the Planning Commission will have to publish
132 the cancellation of the November 10th meeting and publish and post the special meeting that will be held on
133 November 17th.
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135 **JIM CHASE MOTIONED TO ADJOURN THE MEETING**

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137 **ADJOURNMENT** – meeting adjourned at 8:56 pm
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Planning Commission Coordinator