

1 **ELK RIDGE PLANNING COMMISSION**

2 **February 9, 2017**

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4 **TIME AND PLACE OF MEETING**

5 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday,
6 February 9th, 2017, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

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8 **ROLL CALL**

9 *Commissioners:* Stacey Petersen, Jim Chase, Bruce Thorpe, Jared Barton, Jared Peterson

10 *Absent:* David Clark

11 *Others:* Royce Swensen City Controller
12 Brittany Thompson, City Council

13 Laura Oliver, Planning Commission Coordinator

14 *Public:*

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16 **OPENING ITEMS**

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18 Stacey Petersen welcomed at 7:00 PM. Opening remarks were said by Jared Peterson followed by the pledge
19 of allegiance.

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21 **BRUCE THORPE MOTIONED TO APPROVE THE AGENDA. JIM CHASE**
22 **SECONDED. APPROVED - VOTE: YES - ALL (5), NO - NONE, ABSENT - (1) DAVID**
23 **CLARK**

24
25 **PUBLIC HEARING AND ACTION**

26 **1. APPROVAL OF JANUARY 26, 2017 MINUTES**

27 Jim Chase – Accessory Building Code Clarification: Line 133-134 be clarified by adding “cannot be higher
28 than the primary building or not over than 30 feet.

29
30 **JARED PETERSON MOTIONS TO APPROVE MINUTES OF JANUARY 26, 2017 MEETING**
31 **WITH THE CLARIFICATION ON ASSESSORY BUILDING CODE. BRUCE THORPE**
32 **SECONDED THE MOTION. APPROVED - VOTE: YES ALL (5), NO- NONE, ABSENT, DAVID**
33 **CLARK**

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35 **2. NOMINATION AND VOTING FOR PLANNING COMMISSION CHAIR AND CO-CHAIR**

36 Stacey Petersen – Stacey is in the process of adopting a little boy from Latvia and will not have the time
37 needed for the next year to be Chair. She does want to continue to be on the Planning Commission. Stacey
38 asked the Planning Commission members if there were any nominations.

39 Jared Peterson – Asked if one could volunteer for the chair position.

40 Stacey Petersen – Said that a Planning Commission member could volunteer.

41 Stacey Petersen - Nominated Jared Peterson for Planning Commission Chair.

42 Bruce Thorpe – Thought David Clark would enjoy the chair position.

43 Jim Chase – Prefers not be nominated because he spends a lot of time writing code already.

44 Bruce Thorpe – Would like to see David Clark as co-chair.

45 Stacey Petersen – Asked for any other nominations.

46 Jim Chase – The Bylaws state that the chair is appointed.

47 Jared Peterson – The city code states that the position is nominated by the Commission

48 Jim Chase – The bylaws need to be changed. All Planning Commission members were in agreement

49 Jared Barton – Asked if David Clark wanted to be the chair

50 Jared Peterson – David had told Jared that he did not want to be chair.

51 Stacey Petersen – Asked if the Planning Commission was ready to vote. All agreed.
52

53 **STACEY PETERSEN MOTIONS THAT JARED PETERSON BE APPROVED**
54 **AS PLANNING COMMISSION CHAIR AND DAVID CLARK BE APPROVED**
55 **AS PLANNING COMMISSION CO CHAIR. JARED BARTON SECONDED**
56 **THE MOTION. APPROVED - VOTE: YES ALL (5), NO- NONE, ABSENT,**
57 **DAVID CLARK**

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59 **PLANNING COMMISSION DISCUSSION**

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61 **GENERAL PLAN INTRO AND COMMUNITY VISION - SURVEY REPORTS**

62 Stacey Petersen – Turned the time over to Jared Barton for his report on the city survey from 2014 and the
63 Parks and Trails Survey.

64 Jared Barton – Trending and population is younger now than 10 years ago. There is a huge desire for parks and
65 groomed, longer trails. The biggest reason people move here is to get away from things. There are
66 conflicting results in the data regarding commercial/economic development, but in his opinion, the
67 conflicting data is due to how the question was asked. In studying the surveys, Jared found that there are 3
68 main areas the Planning Commission needs to address in the General Plan

69 1). The roads: over 40% of the survey results showed people are not happy with the road system for
70 various reasons: upkeep, shape and design of the road, the roundabout. The roundabout was not even
71 built at the time of the surveys but there were some who knew it was coming.

72 2). Parks

73 Those are 2 biggest things that the Planning Commission needs to focus on. No one really reads the
74 General Plan.

75 Stacey Petersen – The General Plan is read when building a home.

76 Jared Barton – Elk Ridge is going to continue to grow. The General Plan needs to take into account
77 that growth for the next five years. The Planning Commission needs to update the General
78 Plan as a guiding principle to the code to avoid making exceptions to the code that do not
79 match the General Plan. That way the vision of the city, in the General Plan, is followed and
80 the reasons people move here stay in place.

81
82 The Planning Commission needs to also take security in to account. Are the parks and trails
83 safe? The number one thing people said they want, in the parks survey, is a splash pad.

84 Does the Planning Commission want to plan for a younger demographic or an older more
85 settled demographic? Budget has to be kept in the forefront when planning for amenities.

86 Stacey Petersen – There are grants for Splash Pads. The city would have to show a higher need for
87 that than other cities. If you get a grant for a splash pad, that land has to be used for that
88 purpose for the rest of its life.

89 Brittany Thompson – Agreed highly with Jared that the budget has to be kept in mind. The city
90 gets many request for amenities but no one wants their taxes to go up.

91 Jared Barton – Would like to see the city do an annual survey so that data can be compiled to look
92 at trends in the population in order to make the best decisions.

93
94 Discussion ensued on types of parks, demographics, and budgets.

95
96 Jared Petersen – The General Plan has a lot of fluff. It is supposed to be based on land use. The
97 individuals that come to the public hearing on the General Plan most likely will bring up

98 issues that do not pertain to the General Plan. It is important that the Planning Commission
99 work together with the City Council to update the General Plan and for everyone to be able to
100 make their comments on the Google Docs page.

101 Stacey Petersen – An opening statement at the beginning of next weeks' Public Meeting on the
102 General Plan, may help in the public's understanding that this meeting it is not a time to
103 complain about services rendered, or taxes or snow plowing and the cost of water.

104 Jared Peterson – The Planning Commission will take one section at time, reviewing, editing and
105 approving each section, as Shay Stark, scheduled out previously. There is a lot of information
106 in the current General Plan that needs to be edited out since Elk Ridge has very little
107 commercial/economics and there is no agriculture.

108 Bruce Thorpe – The 2007 survey is 1000% correct. Bruce thinks that everyone South of Goosenest
109 feels the way they have always felt. They don't want commercial. They want open spaces,
110 quiet, rural mountain based community. Asked if the neighborhoods north of Goosenest, in
111 the new neighborhoods, feel the same way.

112 Jared Barton – The further south one goes, the more support there is for commercial because they
113 are further away from the commercial zones.

114 Jared Peterson – The Planning Commission is the first stop for developers and the only way for the
115 General Plan to have teeth is if it is written correctly and the Planning Commission enforces
116 it. The Planning Commission needs to accurately reflect what the city wants.

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118 Stacey Petersen – Confirmed that the Planning Commission members were ready for public
119 hearing next week.

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121 **4. CITY COUNCIL UPDATE**

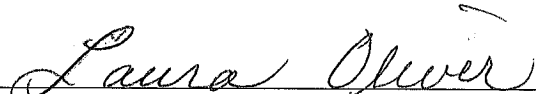
122 No City Council updates

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124 **5. OTHER BUSINESS**

125 No other business

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127 **JARED BARTON MOTIONED AND JARED PETERSON SECONDS TO ADJOURN**
128 **THE MEETING.**

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130 **ADJOURNMENT** – meeting adjourned at 7:50 pm

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Planning Commission Coordinator