

1 ELK RIDGE PLANNING COMMISSION
2 JUNE 22, 2017
3

4 **TIME AND PLACE OF MEETING**

5 A regularly scheduled meeting of the Elk Ridge City Planning Commission was held on
6 Thursday, June 22, 2017 at 7:00 pm at 80 E. Park Drive, Elk Ridge City, Utah
7

8 **ROLL CALL**

9 *Commissioners:* Jared Peterson, Jim Chase, Stacey Peterson,

10 *Absent:* Dave Clark, Bruce Thorpe, Jared Barton

11 *Others:* Shay Stark, City Planner

12 Royce Swensen, City Recorder

13 Laura Oliver, Planning Commission Coordinator

14 *Public:* William Taylor, Ken Purdy, Tricia Gunnerson, Cheryn Gunnerson
15

16 **OPENING ITEMS**

17
18 Jared Peterson welcomed at 7:00pm. Opening remarks were given by Stacey Petersen followed
19 by the Pledge of Allegiance.
20

21 No quorum- Agenda could not be approved.
22

23 Royce Swensen – Since a quorum is not present and poll vote will take place on the action items.
24

25 **PUBLIC HEARING AND DISCUSSION**

26 **1. CONDITIONAL USE PERMIT - CHICKENS, WEAVER**

27 Jared Peterson opened the public hearing

28 William Taylor – Asked how many chickens they are asking for and how many are they allowed.

29 Jared Peterson – They asked for 6 chickens and are allowed 6 chickens.

30 Shay Stark – Asked where the Weaver's are located.

31 Jared Peterson – Weaver's are on Amerigo in the R-1-15,000 zone.
32

33 Jared Peterson closed the public meeting
34

35 Jared Peterson, Stacey Petersen and Jim Chase are all approving of the conditional use permit. A
36 poll vote will be held in order to approve the conditional use permit.
37

38 **2. CONDITIONAL USE PERMIT - CHICKENS, PURDY**

39 Shay Stark – Asked where the Purdy's were located

40 Jared Peterson – Purdy's are located on Ama Fille.
41

42 Jared Peterson opened the public hearing
43

44 Ken Purdy – They own 2 lots. The chicken coop will be located on the back lot to help with
45 grasshoppers. They only want 2 chickens.
46

47 Jared Peterson closed public hearing
48

49 Jim Chase – Asked about the gap under the fence.

50 Ken Purdy – The gap will be closed. Asked if he will have to wait for 10 more days to get this
51 approved.

52 Jared Peterson – They will do a poll vote and as soon as the votes are in then the Purdy’s will be
53 called and told the decision.

54 Jared Peterson, Stacey Petersen and Jim Chase are all approving of the conditional use permit. A
55 poll vote will be held in order to approve the conditional use permit.
56

57 3. APPROVAL OF APRIL 27, 2017 MINUTES

58 Jared Peterson – Tabled approval of the minutes, a quorum was not present
59

60 4. ANIMAL CODE 10-18

61 Jared Peterson – Asked if Shay had sent the draft to the city attorney for his comment.

62 Shay Stark – He was waiting until after this meeting for more information to send it to the
63 attorney. He would like under 10-18-1 or 1-18-2 a statement that says the intent of chapter 5
64 is to support the existing county animal code and if there is any conflict between this code
65 and chapter 5 the stricter of the 2 will prevail. Shay changed “may” to “can” and a few other
66 minor changes in formatting which helps in codifying. 10-18-7 in the existing code is kennels
67 and he would like it to state repealed.

68 Jim Chase – The language regarding charts 10-18 A and B is confusing regarding allowance of
69 dog and cats.

70 William Taylor – That language is vague and asked if these are indoor or outdoor dogs and cats.

71 Shay Stark – Asked if the Planning Commission still wanted to put limitation on male goats and
72 on roosters. They were not permitted under the old code.

73 Jared Peterson – Would like it to say female and neutered males only.

74 William Taylor – Passed out a chart he had created of which he went through the list and the
75 points.

76 Shay Stark – Cattle is broad definition which could include water buffalo. Llamas and Alpacas
77 have been ruled out so does the Planning Commission want to use such a broad term

78 Stacey Petersen – Asked why Llamas and Alpacas were not allowed.

79 Jared Peterson – It was a request from the city that Llamas and Alpacas not be allowed. There is
80 no real reason other than the city has had problems with them.

81 Jared Peterson – The plan was to have the animal code be less restrictive. This new code is more
82 restrictive in the grazing animals and the chart that William created is fairer to those with
83 animal rights.
84

85 Discussion ensued on points, nonconforming rights, grandfathered rights, and zone changes.

86 Many of the same items that were discussed last meeting.

87 The Planning Commission is not changing any of the zones.

88 Not removing zoned animal rights that are in place now.

89 Livestock – if points are too low then residents with small lots feel that they can have them.

90 Points and area/acreage for livestock

91 Lots that have livestock rights that are close to other residential lots like Bridger Lane

92 Added animals to the back to the list that were on the previous list of permitted animals.

93 Negligent animal owners and unknowledgeable animal owners

94 Treating residents equally

95 Protecting the health safety and welfare of the citizens

96 Management plans

97 Modifying points
98

99 5. GENERAL PLAN - LAND USE, ZONING, PUD

100 Discussion on removing the PUDs and other overlays which are no longer needed.

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101 Must keep the senior overlay until the senior housing development is completed.
102 City Council is interested in removing the PUD from the plan.
103 Shay Stark – There are quite a few lots in the south part of town that are not legal lots. This is due
104 to lots being sold and not platted prior to the code changes. Shay would like to keep the R-
105 12,000 in the plan but only for the old Salem Hills subdivisions. Many of the lots around
106 them are around 13,000 sq. ft. so the 12,000 sq. ft. will fit the area.
107 Jared Peterson – This has been talked about before so the Planning Commission needs to just
108 make the update. The Mountain home and Hillside Zone need to be combined.
109 Shay Stark – These are critical environment areas and believes that the requirements of the
110 Hillside Zone should apply to the whole city. There are parts of the city that have steep
111 grades which are not protected against building on a large fill.
112 Jared Peterson – Read from the code what is allowed in the Hillside Zone and Mountain Home
113 Zone. Believes that they can be combined into one zone which covers all the requirements.
114 Shay Stark – Asked if any area of the maps need to be changed.
115 Jared Peterson – Believes that they had discussed that before and there were no changes other
116 than the obvious updates.

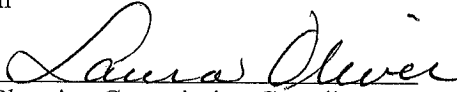
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118 6. CITY COUNCIL UPDATE

119 City Celebration is coming up and they have asked that the Planning Commission help if
120 possible.

121 7. OTHER BUSINESS

122 The city has talked to several people about joining the Planning Commission and hopefully
123 they will be another commission member or 2 in the next month or 2.

124
125 Adjournment – Meeting adjourned at 9:15pm

126
127 
128 Planning Commission Coordinator
129