

1 ELK RIDGE
2 PLANNING COMMISSION
3 AUGUST 24, 2017
4

5 **TIME AND PLACE OF MEETING**

6 A regularly scheduled meeting of the Elk Ridge City Planning Commission was held on
7 Thursday, August 24, 2017 at 7:00 pm at 80 E. Park Drive, Elk Ridge City, Utah
8

9 **ROLL CALL**

10 *Commissioners:* Jared Peterson, Jim Chase, Wayne Jones, Jared Barton,

11 *Absent:* Bruce Thorpe, Shawn Ram, David Clark

12 *Others:* Royce Swensen, *City Recorder*

13 Laura Oliver, *Planning Commission Coordinator*

14 Shay Stark, *City Planner*

15 *Public:*
16

17 **OPENING ITEMS**
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19 Jared Peterson welcomed at 7:00pm. Opening remarks were given by Jared Barton
20 followed by the Pledge of Allegiance.
21

22 **JIM CHASE MOTIONED TO APPROVE THE AGENDA JARED**
23 **BARTON SECONDED THE MOTION. VOTE: YES – ALL (4) NO –**
24 **NONE, APPROVED. Absent; Dave Clark, Bruce Thorpe, Shawn Ram**
25

26 **ACTION ITEM**

27 **1. Approval of Planning Commission Meeting June 8, 2017**

28 Jared Peterson – Line 8 needs to be changed from motion to approve the agenda to
29 motion to approve the Gladstan View Estates Preliminary Plat.

30 Jim Chase – Line 77 should be 15,000 sq ft.
31

32 **JARED BARTON MOTIONED TO APPROVE THE PLANNING COMMISISON**
33 **MEETING JUNE 8, 2017 WITH THE NOTED CHANGES JIM CHASE**
34 **SECONDED. VOTE: AYE – ALL (4) NAYS- NONE (0). Absent David Clark,**
35 **Bruce Thorpe, Shawn Ram**
36

37 **2. Approval of Planning Commission Meeting June 22, 2017**

38 No changes
39

40 **JARED BARTON MOTIONED TO APPROVE THE PLANNING COMMISISON**
41 **MEETING JUNE 22, 2017 JIM CHASE SECONDED. VOTE: AYE – ALL (4)**
42 **NAYS- NONE (0). Absent David Clark, Bruce Thorpe, Shawn Ram**
43

44 **3. Approval of Planning Commission Meeting June 8, 2017**

45 No changes
46

47 **JIM CHASE MOTIONED TO APPROVE THE PLANNING COMMISISON**
48 **MEETING JULY 13, 2017 JARED BARTON SECONDED. VOTE: AYE – ALL (4)**
49 **NAYS- NONE (0). Absent David Clark, Bruce Thorpe, Shawn Ram**

50 **GENERAL PLAN – LAND USE**

51 Shay Stark – The R-12,000 zone needs to stay in the General Plan. There are lots in the
52 old Salem Hills Subdivision that were split and sold and are now illegal lots. In order to
53 resolve the issue they need to be zoned as R-12,000. The language needs to be changed to
54 take out the PUD and state that this zone is specifically for lots in the Salem Hills
55 Subdivision and not intended for new development.

56 Discussion ensued on where the lots are that need to be R-12,000

57 Jared Peterson – There was a discussion on combining some zones like the Mountain
58 Home Development and Hillside Cluster Overlay zones because they are very similar to
59 each other.

60 Shay Stark – Stated that Mountain Homes Development and Hillside Cluster Overlay
61 could be combined because they both have requirements for the CE2 area. Critical
62 Environmental and Hillside Cluster difference is the lot size. The Hillside Residential
63 zone has 1 acre lots and Critical Environmental zone has 5 acre lots.

64 Discussion ensued on the how to combine Critical Environmental and Hillside
65 Residential

66 Jared Peterson – Suggested that they should stay separate zones.

67 Shay Stark - Stated that the Mountain Home Developmental is in the CE2 which has 5
68 acre lots and Hillside Cluster the HR1 zone has 1 acre lots. He thinks that the 2 zones
69 should be combined and spell out the lots size requirements.

70 Jared Peterson – Suggested that they give the changes to City Council and see what they
71 think. The wording for the Senior Overlay needs to state that it is only applicable to
72 Parkside Cove.

73 Shay Stark- Suggested adding to the Senior Overlay Zone “which was in process at the
74 time the General Plan update occurred”.

75 Jared Barton – Commercial Center – Asked if it should be deleted. The city is not
76 promoting commercial.

77 Jared Peterson – There is a TRC tomorrow concerning a commercial development.

78 Shay Stark – Suggested adding a statement that the city does not intend to expand the
79 commercial zone.

80 Shay Stark – In reading the previous General Plan it was previously planned to have a
81 downtown city center. Those views have changed

82 Discussion ensued on what items should be removed such as library, cemetery, golf
83 courses, etc. Policy statements and goals will be removed.

84 Jared Peterson – The land use map and zoning map need to be updated. Economics – if
85 Economics remains it needs to accurately state what is actually here such as home
86 businesses.

87 Discussion ensued on the Transportation section. No changes to the plan at this time.

88 There needs to be another connection onto Loafer Canyon Road. The road to I-15 is on
89 the tip funding for 2018-2020.

90 Shay Stark – Handed out the updated trails map which was done with Dale Bigler of the
91 City Council and Stacey Petersen and explained the key. Trails need to be in the General
92 Plan so that it can be completed by the developers and to be able to apply for grants.

93 Discussion ensued on trails regarding public access to forest land to the south, tying trails
94 together, maintaining trails and “open space”.

95

96 **CITY BUSINESS**

97 City Council Update – City Council passed the animal code amendment.

98 Other Business - None

99

100 **JARED PETERSON MOTIONED TO ADJOURN THE MEETING JARED**
101 **BARTON SECONDED VOTE: AYE – ALL (4) NAYS- NONE (0). Absent David**
102 **Clark, Bruce Thorpe, Shawn Ram**

103 Adjournment – Meeting adjourned at 8:37 pm

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Planning Commission Coordinator