

1 **ELK RIDGE PLANNING COMMISSION**

2 **September 14, 2017**

3
4 **TIME AND PLACE OF MEETING**

5 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday,
6 September 14, 2017, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

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8 **ROLL CALL**

9 Commissioners: Jared Peterson, Jim Chase, Jared Barton, Shawn Ram, David Clark, Wayne Jones, Bruce
10 Thorpe (late)

11 Others: Royce Swensen *City Controller*, Laura Oliver *Planning Commission Coordinator*

12 Public: Lee Haskell, *Developer*,
13

14 **OPENING ITEMS**

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

17
18 **JARED BARTON MOTIONED TO APPROVE THE AGENDA WITH THE**
19 **EXCEPTION OF HEARING THE HASKELL COMMERCIAL PROPERTY FIRST**
20 **SECONDED BY DAVID CLARK**

21
22 **VOTE: APPROVED - YES - ALL (7), NO -NONE (0) ABSENT**

23
24 **HASKELL PLAZA COMMERCIAL DEVELOPMENT**

25 Lee Haskell – Stated the commercial property is located on Goosenest and Elk Ridge Dr. The buildings
26 will be mixed use, with residential apartments on top. Originally the buildings were going to be parallel to
27 the road. Also there were going to be 5 buildings but there wasn't enough room for parking, so there are
28 only 4 buildings now. There is now enough parking and in the right locations according to the code. The 3
29 buildings on Elk Ridge Dr. will be the mixed use, with commercial and residential. On Goosenest will be
30 an Assistant Living Facility. The Assisted Living Facility is not really a commercial business, but Elk
31 Ridge is the only city in Utah that requires an Assisted Living Facility to be in a commercial area, as far as
32 he is aware of.

33 Shay Stark – Asked how many residential units are proposed. There are 20 parking stalls and 20 garage
34 spaces on the plans.

35 Lee Haskell, Developer – They replaced the studio apartments with 2 bedroom and 3 bedroom
36 apartments. There are 2, 3 bedroom apartments which require 4 garages and 4, 2 bedroom which requires
37 4 garages so that is a total of 8 garages.

38 Shay Stark – 2 of the units are 8,400 square feet and 1 is 7,200 square feet.

39 Lee Haskell, Developer - There is 1 less apartment.

40 Jared Peterson – The first time the Planning Commission and City Council looked at this there were
41 exceptions. Are there any exceptions that are being taken advantage of or are the exceptions now gone?

42 Shay Stark – The original buildings, 1 and 2 located on the south end and in the middle of the site, the
43 exception allowed those buildings to have setbacks of 70 feet instead of the 15-30 feet. The building on
44 the south end is at 18 feet off the road, so it is in the 15-30 feet setback. The other 2 are at the 70 feet
45 setback. The parking overall square footage of the residential units, not counting the Assisted Living
46 Facility which falls under a different set of regulations, requires 96 parking stalls. There are more than 96
47 parking stalls available, 100 + parking stalls are available. That part of it is fine. He needs to look closer at
48 the residential parking. There were 20 parking stalls and 20 garages. There are 2 garages for a 3 bedroom,
49 1 garage for 2 bedroom and then the number of stalls.

50 Lee Haskell, Developer – All that is added to that is 1 stall because for a 3 bedroom all that is needed is 2
51 garages.

52 Shay Stark – Correct.

53 Lee Haskell, Developer – For the 2 bedroom only 1 garage and a stall is needed.

54 Shay Stark – If there are 3 bedrooms in all 3 units that is 12 out of the 20 stalls and each of the 2

55 bedrooms is 1 garage. That leaves 8, 2 bedroom units. If there are 4, 2 bedroom units in each one that

56 means 1 apartment only has 2, 3 bedroom units and doesn't have anything else. He just needs to look at

57 that in a little more detail.

58 Jared Peterson – If more garage space is needed it can be stacked next to another one.

59 Shay Stark – Yes, the garages can be extended.

60 Jared Peterson – He is under the assumption that the downhill side will be commercial.

61 Lee Haskell, Developer - One of the sheets has the parking tabulation.

62 Shay Stark – Yes, it says parking required. It doesn't say how many units are in there and how many

63 square feet.

64 Lee Haskell, Developer – It says parking required 20 and 20.

65 Shay Stark – Asked where the parking required come from.

66 Lee Haskell, Developer – He has to match what is required with the apartments. In other words they can't

67 go over that.

68 Shay Stark – That is not what the exceptions said. The exceptions allowed 2 car garage for the 3 bedroom

69 apartments and a single car garage and 1 parking space for the 2 bedroom apartments.

70 Lee Haskell, Developer – Asked is that a 2 car garage or 2 garages?

71 Shay Stark – That can be done either way. There wasn't a requirement for 20 specifically it was based on

72 the units that were put in there. The math doesn't seem to work out. The apartment sizes per building need

73 to be clarified. The other four stalls per 1000 was the same.

74 Lee Haskell, Developer – When the buildings were design, the apartments were designed 2 bedroom and

75 3 bedroom, and then they designed the parking to match that.

76 Jared Peterson – The apartment size needs to be on the plans to show how the parking was figured.

77 Shay Stark – The other exception that was given was a buffer strip, an 8 foot wide planter strip and a 5

78 foot wide side walk. Right now it's an 8 foot wide planter strip and a 4 foot wide sidewalk on the south

79 end. That is not a big issue and can be worked through.

80 Bruce Thorpe- Asked if that was along Elk Ridge Dr.

81 Shay Stark – Confirmed that is along Elk Ridge Dr., the west side of the property. Shay has software that

82 scales the planter strips and sidewalk based on the scale bar and double checked it with the widths of the

83 right of ways.

84 Lee Haskell, Developer – He called Atlas and he said he could not find anywhere that defined 8 feet of

85 planter and 5 feet of sidewalk. Atlas said that is what they designed it as. The engineer knows that is what

86 is needed.

87 Shay Stark – If it ends up being a 7 foot planter and a 5 foot sidewalk up on that end, its wider there than

88 at the bottom. He is not worried about that, they can make it work. There was a meeting with Wayne

89 Jones of the Planning Commission, Lee Haskell with the Fire Chief, Seth Waite, in regards to some

90 questions concerning the Assisted Living Facility and emergency vehicle accessibility. They determined

91 that concrete pavers with holes where grass can grow, could be laid so that the emergency vehicles can

92 exit facing forward to the east and around the building. That is one of the changes that was made. All of

93 the other issues they discussed pertained to the interior of the Assisted Living Facility itself which will be

94 discussed when the conditional use permit is on the agenda.

95 Jim Chase – Asked if the pavers would hold up with being plowed in the winter.

96 Shay Stark – The Fire Chief was not concerned about that.

97 Jared Peterson – They are used a lot at access points.

98 Shay Stark – The Fire Chief thought with those in place the equipment would be able to navigate through

99 there without any issues.

100 Bruce Thorpe – Asked what the plan is for the northwest corner.

101 Shay Stark – That area is a detention pond for drainage. There are 2 detention ponds; this one and one at
102 the northwest corner and between those 2 northern buildings, the assisted living facility and the
103 commercial building. There may be a tot lot in this area.

104 Jared Peterson – He has a list of items to discuss. The first one, is probably for the City Council, which
105 are the exceptions and what is being taken advantage of or perhaps going away. The second thing is there
106 are 3 handicap stalls on the entire site. Some of those stalls will be taken up with van access, which
107 pertains to ADA requirements. He wants to avoid any ADA issues. He inquired about the landscaping
108 exception the City Council discussed originally.

109 Shay Stark – The City Council did not move forward with the landscaping exception. There were
110 originally 5 buildings on that plan so when you take the overall square footage there was 5 units per 1000
111 square feet versus the exception of 4 units per 1000 square feet - there was a savings in the parking stalls.
112 The parking stalls that were shown in that plan didn't equate to the 5 units per 1000 square feet, they were
113 closer to the 4. There was one area, in the northwest where you could eliminate the stalls that were shown
114 in that area on that plan and still meet the 4 units per 1000. It was built into but not specifically written
115 into the exception because it's based on the overall square footage of the buildings.

116 Jared Peterson - Lastly, the north building has 7 units and 8 services are going to that building. Are the
117 commercial units going to share one water service?

118 Shay Stark – All the units will be metered separately.

119 Discussion ensued on the water service which will be clarified later along with some water calculations.

120 Shay Stark – Asked what will happen with the development if the first building or 2 aren't successful.

121 Lee Haskell, Developer – That is too far down the road to answer. But it will be done in phases.

122 Bruce Thorpe – Asked what part of the property will be developed first.

123 Lee Haskell, Developer – That depends on what part of the plan is approved first, the Assisted Living or
124 the commercial part.

125 Bruce Thorpe – If the commercial is approved first where will the first building go?

126 Lee Haskell – The south part of the property.

127 Shay Stark – Since there was a significant change to the development it will need to have another public
128 hearing. If the Planning Commission has all the information then it's possible to have a decision that
129 night, depending on the Public Hearing. Has the architecture of the commercial buildings and floor plans
130 changed from the original plan?

131 Lee Haskell, Developer – The exteriors probably won't change.

132 Jared Peterson – The issues the City Council had before were the parking calculations, which need to be
133 shown and the exceptions.

134 GENERAL PLAN

135 Jared Peterson – Moderate income housing – This was touched upon a few meetings ago. The city has provide
136 some moderate income housing in the plan.

137 David Clark - Woodland Hills General Plan says it will provide it when there is a need.

138 Shawn Ram – He talked to the Woodland Hills treasurer and that information had been vetted and Woodland
139 Hills is very comfortable with it.

140 Jared Peterson – With the removal of the PUD from the General plan, the only other way to show available
141 moderate income housing would be to add basement apartments. Maybe the commission should change the
142 whole section to a little paragraph concerning need.

143 Shay Stark – He doesn't see a problem with making a statement like that. He would add a sentence before that
144 stating the city does not outlaw moderate income housing and that it is supportive of it when there is a need for
145 it and when there is a need for it the city will find a way to provide it. The city does have to show the numbers,
146 so that section never goes away. He is fine with it being that simple showing the table and the facts; this is
147 what is here and this is what is available.

148 Jared Peterson – Perhaps adding a table showing what has been built.

151 Shay Stark – The state doesn't require a table but the data needs to remain.

152 Jared Peterson – Asked what exactly needs to be in the General Plan.

153 Shay Stark – The Tables and a statement that the city's land use and ordinance do not discourage it and that the
154 city supports it and if the need arises, (use whatever language Woodland Hills has). There are some things that
155 the city is actively doing. There are basement apartments and the apartments that Lee Haskell is planning over
156 the commercial.

157 Jared Peterson – Update the charts and add a paragraph as discussed, list basement apartments and Lee's
158 apartments. On to Parks and Open Space. The trails map has been updated to show more information. Remove
159 what does the zoning do on page 47. For Parks and Recreation what needs to be in the General Plan?

160 Shay Stark – The key information that is needed for grants or other information are how many acres per 1000
161 population does the city want to have and how many acres the city has, how many parks the city has and the
162 size. For grants the city needs to show the level of service and what the goal is, what the city has and what it is
163 doing. Some updates are needed on the numbers. Is 5 acres per space for a 1000 population adequate? On a
164 previous park survey it asked do you want more or less park space. It was split 50/50.

165 Shawn Ram – An increase of a population of 1000 doesn't add enough tax dollars to generate 5 acres and how
166 far off is that?

167 Shay Stark – Asked Royce if the city had a good idea of what the maintenance cost on the parks was.

168 Royce Swensen – About \$35,000 but was not sure of the top of his head what the parks budget was for the
169 year.

170 Shawn Ram – Is the 5 acres of park space an arbitrary number?

171 Shay Stark- No, there is data and research behind that number. Right now the city has roughly 17-26 acres
172 which includes open space. The built out population is just under 8,000.

173 Shawn Ram – The city would need 32 to meet the lowest standard.

174 Shay Stark – Some of what is looked at too is the trail up Elk Ridge Dr. plus the school will be counted
175 towards that. As the south develops the city will need a park up there to have access to the forest land. That
176 park could have camping sites, restrooms, day use sites etc.

177 Jared Peterson – Page 48; the info that needs updating is the map the numbers, and the legend needs to be
178 changed to park and open space. Get rid of all the survey says sentences. The next section is Trails. The
179 updated map will go in. The second paragraph is fluff and he recommends deleting it. Next is Open Space.

180 Shay Stark – Open Space and Preservation is there in order to define what it is and to give the developer a
181 guide of what needs to remain to protect such areas.

182 Discussion ensued on deleting the open space or keeping it, perhaps calling it natural space. Open space is
183 disappearing. Pavilions versus splash pads versus real natural space and maintenance.

184 Jared Peterson – It needs to stay in the General Plan. Think about this section for the next couple weeks and
185 what should be included, maybe add a graphic, rewrite the paragraph defining what open space, natural areas
186 are and the intent.

187

188 **CITY COUNCIL UPDATE**

189 No updates

190 **OTHER BUSINESS**

191 No other business

192

193 **JARED PETERSON MOTION TO ADJOURN THE MEETING JARED BARTON SECONDED.**
194 **APPROVED**

195

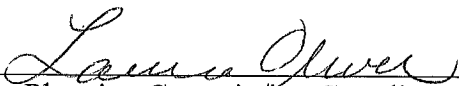
196 **MEETING WAS ADJOURN AT 8:40 pm**

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Planning Commission Coordinator