

1 **ELK RIDGE PLANNING COMMISSION**

2 **November 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 November 9, 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, Bruce Thorpe, Jared Barton, Wayne Jones

10 *Absent:* David Clark, Shawn Ram

11 *Others:* Royce Swensen *City Controller*, Paul Crook, *City Council*, Laura Oliver, *Planning*
12 *Commission Coordinator*

13 *Public:* Mike Manwill, Kamile Peterson

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15 **OPENING ITEMS**

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

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19 **JIM CHASE MOTIONED TO APPROVE OF AGENDA JARED BARTON**
20 **SECONDED VOTE: YES - ALL (5), NO - NONE, ABSENT – David Clark, Shawn**
21 **Ram**

22
23 **PUBLIC HEARING AND ACTION**

24 **1. DARK SKY ORDINANCE**

25 Shay Stark stated that this has been discussed in City Council and since there are minimal meetings for the
26 next 2 months the Planning Commission was asked to hold Public Hearing on Dark Sky to make sure that
27 the updated commercial lighting code is in place. There has been a movement over the last decade against
28 light pollution. The advent of LED lights has made this easier and are Dark Sky Compliant. Temporary
29 lighting, underwater- pool or fountain lighting, emergency lighting, public works or construction are not
30 regulated by Dark Sky. There are 3 categories: residential, public facilities and commercial, and parks.
31 Lights need to be shielded and not leave the property. If it is not shielded then it needs to be a lower watt
32 bulb. Lighting needs to be pointed downward. Flood lights are allowed on the back of the house, they
33 should be motion controlled. Landscape lighting is allowed but it needs to stay on the property. Parking
34 lots limited to 2 lumens per foot. They can be adjusted by spacing, height etc.; there are a lot of options.
35 The point is not to have lights flooding onto other properties. Parks are allowed higher lumens but need to
36 be extinguished between 11am and 5am. Prohibited lighting is search lights and aerial lasers (not the
37 Christmas lights). The goal is to be in compliance in 10 years. Everyone in that time would more than
38 likely have to have changed their lights. The city doesn't want this to be cumbersome on the residents.
39 Commercial signage will not be allowed to be back lit.

40 Jim Chase asked if the landscaping lumens of 5 out of 25 lumens is that one light or the strand.

41 Shay Stark it is the whole strand.

42
43 **Jared Peterson opened the public hearing.**

44
45 Courtney Burnett is concerned that commercial parking will be lit all night.

46 Shay Stark stated the lighting will be glare reducing, not bright and will need to minimize what is coming
47 off the parking lot.

48 Mike Manwill stated that the lighting on the commercial side makes sense but is wondering if there were
49 complaints by residents regarding lighting from neighbors.

50 Shay Stark stated this ordinance was not generated from complaints. Over the years the residents have
51 expressed that they do not want streetlights etc. obstructing the night sky. Most people comply with the

52 ordinance already. It has always been an unofficial stance of the city. This ordinance will just make it
53 official since it is in the General Plan
54

55 **Jared Peterson closed the public hearing.**

56 Jared Barton asked what is considered “unshielded. He disagrees that the majority of the city is in
57 compliance. He doesn’t see the need to impose this on the residents nor should they tell residents what they
58 can and can’t do on their property.

59 Shay Stark stated that the light bulb is unshielded if it has glass all around it. Recessed lighting is
60 considered shielded.

61 Jared Peterson stated that it feels HOA to him. If the city is trying to implement something for commercial,
62 then the Planning Commission should focus on that and continue the discussion regarding residential. If
63 this is implemented then the curfew times need to be written in and lumens need to be easier to understand.

64 Wayne Jones asked what the plan is for enforcing this ordinance. He feels that residential should be less
65 restrictive.

66 Shay Stark stated that enforcement would be complaint driven.

67 Bruce Thorpe asked what the max uniformity ratio was.

68 Shay Stark explained light is brightest in the middle and then it spreads out and fades. This fading can be
69 mathematically figured by a ratio. Fixtures are rated and each fixture has a graph. The higher the ratio the
70 brighter the spread of light stays.

71 Bruce Thorpe doesn’t necessarily disagree with Jared Peterson and Jared Barton but Bruce personally likes
72 the dark sky and would support it.

73 Jared Peterson recommends that everyone take a field trip and look at homes that are compliant and non-
74 compliant. Jared asked the Commission if they wanted to move on the commercial side of it tonight and if
75 there is a motion.

76 Discussion ensued on what needs to be included in the motion.
77

78 **BRUCE THORPE MOTIONED TO APPROVE THE ORDINANCE WITH THE FOLLOWING**
79 **EXCEPTIONS:**

- 80 **1. Add G to 1.01B to make a reference to except residential**
- 81 **2. Eliminate 1.02 Residential Lighting section**
- 82 **3. Eliminate 1.01D the automatic lighting**
- 83 **4. Reduce the 2 Lumen requirement in 1.03A(a) to 1 Lumen**
- 84 **5. Define Lumens in laymen’s terms.**

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87 **JIM CHASE SECONDED. VOTE: AYE 5 NAY 0 APPROVED**
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89 **2. FLAG LOTS AND PRIVATE STREETS**

90 Shay Stark, due to some property issues that have come up on Goosenest Dr., explained what flag lots and
91 private streets are, and why they are not allowed under the current code. He wanted to know the
92 Commissions thoughts on changing the code.

93 Planning Commission thought that flag lots and private streets should remain as is and not be allowed.
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95 **3. APPROVAL OF PLANNING COMMISSION MINUTES FOR AUGUST 10, 2017**

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97 **JARED PETERSON MOTIONED TO APPROVE THE PLANNING COMMISSION**
98 **MINUTES FOR AUGUST 10, 2017 SECONDED BY WAYNE JONES.**

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100 **VOTE: AYE (3) NAY (0) ABSTAIN (2) Bruce Thorpe and Jared Barton APPROVED**
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4. APPROVAL OF PLANNING COMMISSION MINUTES FOR AUGUST 24, 2017

JARED BARTON MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES FOR AUGUST 24, 2017 SECONDED BY JARED PETERSON

VOTE: AYE (4) NAY (0) ABSTAIN (1) Bruce Thorpe APPROVED

5. APPROVAL OF PLANNING COMMISSION MINUTES FOR SEPTEMBER 14, 2017

**Jim Chase change line 137 add a word and line 174 change pus to plus.
Bruce Thorpe add that he was late to line 10**

JARED PETERSON MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES FOR SEPTEMBER 14, 2017 WITH THE NOTED CHANGES SECONDED BY BRUCE THORPE

AYE (5) NAY (0) APPROVED

PLANNING COMMISSION BUSINESS

4. CITY COUNCIL UPDATE

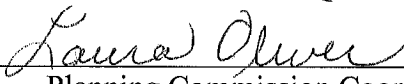
No Council update

5. OTHER BUSINESS

Nothing to Report

JARED BARTON MOTIONED TO ADJOURN THE MEETING SECONDED BY JIM CHASE

ADJOURNMENT – meeting adjourned at 8:50 pm



Planning Commission Coordinator