

1 **ELK RIDGE PLANNING COMMISSION**

2 **January 26, 2017**

3
4 **TIME AND PLACE OF MEETING**

5 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, January
6 26th, 2017, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

7
8 **ROLL CALL**

9 *Commissioners:* David Clark, Jim Chase, Bruce Thorpe, Jared Barton, Jared Peterson

10 *Absent:* Stacey Petersen

11 *Others:* Royce Swensen City Controller

12 Dale Bigler, City Council

13 Laura Oliver, Planning Commission Coordinator

14 *Public:* Curtis Thomas, Jim Rawle, Joann Bigler

15
16 **OPENING ITEMS**

17
18 **JARED BARTON MOTIONS THAT JARED PETERSON CO CHAIRS UNTIL DAVID CLARK**
19 **ARRIVES. BRUCE THORPE SECONDS THE MOTION VOTE: YES - ALL (4), NO – NONE (0),**
20 **ABSENT DAVE CLARK, STACEY PETERSEN.**

21
22 Jared Petersen welcomed at 7:10 PM. Opening remarks were said by Jim Chase followed by the pledge of
23 allegiance.

24
25 **JIM CHASE MOTIONS TO OPEN THE MEETING AT 7:08 PM. JARED BARTON SECONDS**
26 **THE MOTION. YES - ALL (4), NO – NONE (0), ABSENT, DAVID CLARK, STACEY PETERSEN**

27
28 Dave Clark enters meeting.

29
30 **BRUCE THORPE MOTIONED TO APPROVE THE AGENDA. JIM CHASE**
31 **SECONDED. VOTE: YES - ALL (5), NO - NONE, ABSENT - (1) STACEY PETERSEN**

32
33 **PUBLIC HEARING AND ACTION**

34 **1. CONDITIONAL USE PERMIT - ACCESSORY APARTMENT**

35 David Clark – Asked if all of the Planning Commission members had a chance to review the copy of the plans,
36 submitted by the homeowner. The plans include the driveway, sidewalk and where the apartment number
37 will be fixed on the front of the home.

38 Shay Stark, City Planner – There was a public hearing on this accessory apartment on January 12th. The public
39 hearing was not advertised in the paper, although the neighboring homes had been notified. This is a
40 follow-up of that meeting.

41
42 **DAVID CLARK OPENED THE MEETING FOR PUBLIC COMMENT.**

43
44 The public comments from January 12, 2017 carry forward to this public hearing.

45
46 **DAVID CLARK CLOSED THE PUBLIC HEARING**

47 Bruce Thorpe – Confirmed with Shay Stark, City Planner that he had reviewed the diagram and that they are in
48 compliance with all city codes and requirements.

49 Shay Stark, City Planner – Confirmed that the home owners are in compliance. The Planning Commission had
50 asked the home owners to add the sidewalk around that side of the house and to designate the parking.
51 They have parking for 2 vehicles for the apartment also.

52 Jared Peterson – The address for the apartment is on the side of the home where the apartment is instead of the
53 front of the house.

54 Shay Stark, City Planner – Confirmed that the apartment number has to be on the front of the home.

55 Curtis Thomas: Homeowner – He will move the apartment number to the front of the home.

56 David Clark – Asked if there were any further comments.

57
58 **JARED PETERSON MOTIONS TO APPROVE THE CONDITIONAL USE PERMIT**
59 **FOR THE ACCESSORY APARTMENT WITH THE EXCEPTION OF THE**
60 **ADJUSTMENT OF THE APARTMENT NUMBER TO THE FRONT OF THE HOUSE.**
61 **BRUCE THORPE SECONDS THE MOTION VOTE: YES - ALL (5), NO – NONE (0),**
62 **ABSENT, STACEY PETERSEN.**

63
64 **2. APPROVE MINUTES OF JANUARY 12, 2017 MEETING**

65 Bruce Thorpe – There are a couple items that Bruce needed clarified on regarded statements made by Shay
66 Stark. Bruce asked Shay Stark, City Planner to clarify lines 135 and 163.

67 Shay Stark, City Planner – Will meet with Laura, Planning Commission coordinator and clarify the language
68 regarding the left hand turning lane on Elk Ridge Drive and the right of way.

69
70 **BRUCE THORPE MOTIONS TO APPROVE MINUTES OF JANUARY 12, 2017**
71 **MEETING WITH EXCEPTIONS AS NOTED. LINE 135 AND 163 WILL BE**
72 **CLARIFIED BY SHAY STARK, CITY PLANNER WITH PLANNING**
73 **COMMISSIONER COORDINATOR LAURA OLIVER. JIM CHASE SECONDED**
74 **THE MOTION YES ALL (5), NO- NONE, ABSENT, STACEY PETERSEN**

75
76 **PLANNING COMMISSION BUSINESS**

77 **GENERAL PLAN INTRO, COMMUNITY VISION AND LAND USE**

78 David Clark – Confirmed that all Planning Commission members has a copy of the General Plan.

79 Bruce Thorpe – Asked if the General Plan had changed in the last year.

80 Shay Stark, City Planner – Shay Stark sent the General Plan that they are to use. The General Plan was
81 updated in 2014 Transportation and the Housing section. What the Planning Commission is covering
82 tonight has not been changed from the 2010 General Plan found online.

83 Tonight the Planning Commission is covering the Intro and Community Vision and possibly Land Use. There
84 are terms which need to be noted that do not fit Elk Ridge, as it is seen today, such as agricultural and
85 commercial. Shay Stark recommended that the Planning Commission go through the 2016 survey and the park
86 survey that were sent to them previously.

87
88 Discussion ensued on the demographics and shifts of the population from pre 2010 (during economic
89 downturn) and today.

90
91 Bruce Thorpe -Read the first three lines of the General Plan Intro. There were several comments on the
92 language.

93
94 Points that were discussed:

95 Remove the words that do not fit the city such as economic/commercial, if, at all costs, agricultural,
96 etc.

97 Open space- what is it – natural/wild - park- maintained

98 Set up key words driving the General Plan

99 Rearranging areas so that same items are together.

100 The General Plan should reflect the citizens view of the city

101 Planning Commission needs to review the General Plan and the other documents (surveys, older
102 versions of the General Plan) and comment at home so that everyone is prepared to move the
103 process along quicker.

104 Start with the state law – legislative authority

105 Zoning/Land Use map are the most powerful part of the General Plan.

106 Minimize exceptions. If the code and the General Plan are in agreement the conflicts could be
107 minimized.

108
109 Discussion ensued on how to be more efficient in gathering comments from the City Council and the Planning
110 Commission to avoid the back and forth and rehashing the same information . A Google Drive (Google Docs)
111 page will be created. The sections being discussed will be uploaded to the page online for all Planning
112 Committee members and City Council can comment. Comments can be made without changing the actual
113 document.

114
115 Jared Barton – Jared volunteered to set up the Google Drive page and send out invitations to Planning
116 Committee members and City Council.

117 Shay Stark, City Planner – Will send Jared Barton the information formatted for the online page.

118 119 **4. CITY COUNCIL UPDATE**

120 No City Council updates

121 122 **5. OTHER BUSINESS**

123 **ACCESSORY BUILDING HEIGHT REQUIREMENT, CLARIFICATION**

124 Shay Stark, City Planner – The Planning Commission amended the accessory building code. What is the
125 Planning Commission interpretation of the following line” In the accessory building is not to exceed 30
126 feet in height from the lowest part of the structure which is the bottom of the lowest sill plate or top the
127 main floor nearest ground level, whichever is lower to the highest point of the roof. A maximum of 30 feet
128 tall for the structure. In addition, the accessory building maximum height shall not exceed the maximum
129 height of the principle building. The question is: if there is a house on a hill and the ground slopes down
130 and I want to build a garage for the RV below the house (down the slope), can the RV garage be 30 feet in
131 height?

132 What is the Planning Commission’s interpretation?

133 Jared Peterson – He was not here when the accessory building code was amended, but being in the
134 construction industry, Jared would interpret that as someone could build the RV garage 30 feet in height.

135 Jim Chase – Clarification: An accessory building cannot exceed the height of the primary structure. If the
136 primary structure is 20 feet than the accessory building cannot be higher than 20 feet. If the accessory
137 building is downhill from the primary structure the accessory buildings is still limited to 30 feet in height.
138 The other members of the Planning Commission members agree.

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140 _____ **MOTIONED TO ADJOURN THE MEETING**

141
142 **ADJOURNMENT** – meeting adjourned at 9:00 pm

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144
145 
146 Planning Commission Coordinator