

1 **ELK RIDGE PLANNING COMMISSION**

2 **February 23, 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 February 23<sup>rd</sup>, 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, David Clark, Jim Chase, Bruce Thorpe, Jared Barton  
10 *Absent:* Stacey Petersen  
11 *Others:* Mayor Ellis, Royce Swensen City Controller  
12 Brittany Thompson, City Council  
13 Laura Oliver, Planning Commission Coordinator  
14 *Public:* Ben Ewell

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16 **OPENING ITEMS**

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18 Jared Peterson welcomed at 7:00 PM. Opening remarks were said by David Clark followed by the pledge of  
19 allegiance.

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21 **BRUCE THORPE MOTIONED TO APPROVE THE AGENDA. DAVID CLARK**  
22 **SECONDED. APPROVED - VOTE: YES - ALL (5), NO - NONE, ABSENT - (1)**  
23 **STACEY PETERSEN**

24  
25 **PUBLIC HEARING**

26 **GENERAL PLAN**

27 Jared Peterson – The General Plan concentrates on the land use in Elk Ridge. We are going to start updating  
28 the General Plan and listening to comments, searching the survey results and updating /modifying the  
29 General Plan accordingly.

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31 Jared Petersen opens the Public Hearing

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33 Ben Ewell – Moved in 3 or 4 weeks ago on Goosenest Drive. He wanted to know about the commercial  
34 property right across from him. He moved away from Spanish Fork due to apartments that were being built  
35 around his home and the commercial properties that were being built in the area. He has never been to a  
36 public meeting and didn't know how to go about voicing his opinion regarding this property and what he  
37 can do about it. He is concerned that an unsightly building will be built across from him. He feels like a lot  
38 of people come to Elk Ridge for this reason

39 Jared Peterson - There are three property owners in that area. Lee Haskell is planning on doing a mixed use  
40 development.

41 Shay Stark, City Planner – This property has been zoned commercial since Elk Ridge has been an incorporated  
42 city. That vested right for commercial has been there for a long period of time. Lee Haskell built the  
43 Assisted Living Center and he would like ultimately to expand that. The city is reviewing a preliminary  
44 plan submitted by Lee Haskell. It hasn't gotten to the point of public hearing. The city code supports mixed  
45 use, residential on top with commercial on the ground floor. Lee Haskell, Developer, has children that live  
46 in the area and is very conscientious of how it will look. As of right now there are 4 buildings planned.

47  
48 When the development comes before the Planning Commission it will be posted in the paper for 10 days  
49 prior and you will receive a notice in the mail of the meeting. He recommended and encouraged Mr. Ewell  
50 come to the meeting and public hearings and voice his opinion. The building plans are public record.

52 Shay asked Mr. Ewell what he liked about the community and if there was anything he would change.  
53 Ben Ewell – He loves the pace of the community, it is residential, and the rural feel. He would rather it be  
54 higher scale. He moved up here to raise his kids in an area where he doesn't have to worry about them  
55 going outside. He does not want commercial to be built near him and is afraid it will lower the value of his  
56 home.

57 Shay Stark, City Planner – Lee Haskell is looking at a phased approach. Starting at the south and moving  
58 north, if the commercial property is viable.

59 Jared Peterson – Asked if there was any further public comment.

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### 61 **Jared Peterson Closed the Public Hearing**

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63 Jared Barton brought the Google Docs document up on the overhead projector.

64 Jared Peterson – Is glad to see that a lot of the comments on the document had removed a lot of the extra  
65 adjectives and making it more concise.

66 **Historical Setting** – (Some but not all changes) Changes to Historical Setting: Update 2010 Census Update  
67 and 2015 projections are needed. Removed language regarding Lewis Field, at all cost, and to possibly  
68 move and incorporate the, edited, last paragraph (below) as part of the Vision Statement:

69

70 The history of the residents of Elk Ridge has always been that of a people whose priority is  
71 to live in a place where the quality of their environment must at all costs include clean air,  
72 open space, and quiet and peaceful surroundings. It is a place nestled at the base of Mount  
73 Loafer with a panoramic view found nowhere else in Utah County.

74

75 Jared Peterson – Believes that it is good to put a little bit of historical information in the General Plan.  
76 Planning Commission member were in agreement.

77 Shay Stark, City Planner – Part of the idea of putting the historical setting in is to set up a back drop of where  
78 the city has come from so that one can have a vision of where it is going. It has been a bedroom  
79 community. As people look it down the road they can understand where the city got to be where it is.

80 Jared Barton – Should the history be first?

81 Jim Chase – The history helps set the vision.

82 Shay Stark, City Planner – We need to stress in this historical setting that it is a bedroom community, created  
83 as a bedroom community and has remained a bedroom community.

84

85 Discussion ensued on what should be first: Historical, What is a General Plan and Why, Legislative Authority.  
86 As well as the Planning Commission schedule of the updating the General Plan.

87

88 **Legislative Authority** – Shay will update that legislative authority with the state code.

89

### 90 **What is the General Plan**

91 Shay Stark, City Planner – There are minor changes here. The words economic and commercial, growth,  
92 development need to stay minimal.

93 Add: Growth that is consistent with the overall character of the community.

94 Remove redundant sentence: As a guide, it is important that the recommendations contained in this  
95 document are followed by the policy and decision making organizations. Also remove “if followed” and  
96 “such and streets

97

98 **Elements of the Plan** – Remove entire section as it restates what the General Plan is. Make a Table of  
99 Contents

100

101 Shay Stark, City Planner – Read what the state code states the General Code must include: Land Use,  
102 Transportation, and Moderate Income Housing. These 3 items are required. Annexation does not have to  
103 be in the General Plan. Update the maps for annexation matters in the future.

104 Jared Peterson – These 3 major topics are the chapters. Asked the Planning Commission members if they  
105 wanted to add any other chapters.

106 Jared Barton – Keep in a Parks and Trails section. Bruce Thorpe and Jim Chase agreed that Parks and Trails  
107 remain a section.

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109 Discussion ensued on Economic/Commercial section – Address it in land use. Move Annexation to land use  
110 also.

111  
112 Community Vision – Everything ties back to the vision and the General Plan supports the vision. Discussion  
113 ensued as to the wording of “small, rural”. A rough, working draft is as follows.

114 “To be a small, rural city that blends into our natural surroundings. A dark sky community,  
115 one that includes well-planned parks, trails and open space areas that creates a family oriented  
116 and friendly community, and is a great place to live and that fosters a positive civic identity.”

117 Jared Peterson – Suggested that the City Council look at the Vision Statement and send suggestions to the  
118 Planning Commission, which Planning Commission members thought to be a good idea.

119 Mayor Ellis – Asked what the Planning Commission wants the City Council to do: write a draft as a group or  
120 send individual suggestions to the Planning Commission?

121 Jared Peterson – Confirmed with Mayor Ellis that the City Council send individual suggestions on the Vision  
122 Statement. The Planning Commission will think about the vision statement and will come back to it along  
123 with the suggestions from the City Council, in the near future

124  
125 Goals – Address in their perspective sections

126 Jared Barton – Asked about having checklists for items or planned projects.

127 Shay Stark, City Planner – There are several ways this can be done. This can help in grant writing or legal  
128 issues if the city is able to refer to the General Plan.

129 Jared Peterson – We will begin Land Use next Planning Commission meeting.

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131 **CITY COUNCIL UPDATE**

132 No City Council updates

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134 **OTHER BUSINESS**

135 No other business

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137 **JARED BARTON MOTIONED AND JIM CHASE SECONDS TO ADJOURN THE**  
138 **MEETING.**

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140 **ADJOURNMENT** – meeting adjourned at 8:40 pm

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Planning Commission Coordinator