

1 ELK RIDGE PLANNING COMMISSION
2 MAY 11, 2017
3

4 **TIME AND PLACE OF MEETING**

5 A regularly scheduled meeting of the Elk Ridge City Planning Commission was held on
6 Thursday, May 11, 2017 at 7:00 pm at 80 E. Park Drive, Elk Ridge City, Utah
7

8 **ROLL CALL**

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

10 *Absent:* Stacey Peterson, David Clark

11 *Others:* Shay Stark, City Planner

12 Tricia Thomas, City Council

13 Royce Swensen, City Recorder

14 Laura Oliver, Planning Commission Coordinator

15 *Public:*
16

17 **OPENING ITEMS**
18

19 Jared Peterson welcomed at 7:00 pm. Opening remarks were given by Bruce Thorpe
20 followed by the Pledge of Allegiance.
21

22 **JARED BARTON MOTION TO APPROVE THE AGENDA JIM CHASE**
23 **SECONDED THE MOTION. VOTE: YES – ALL (4) NO – NONE,**
24 **APPROVED. ABSENT; STACEY PETERSEN, DAVID CLARK**
25

26 **ACTION ITEMS**

27 **1. ELK RIDGE MEADOWS PHASE 10 FINAL APPROVAL**
28

29 Jared Petersen turned the time over to Shay Stark, City Planner

30 Shay Stark, City Planner – Elk Ridge Meadows Phase 10 is the last Phase of Elk Ridge
31 Meadows. There were a few items regarding water lines that were discussed in the TRC that
32 needed address, these items have been addressed. The only item that has not been addressed, that
33 was discussed in the TRC, is regarding the street cross section. This, however, does not change
34 the design of the plan. Otherwise, Phase 10 meets the design standards and Elk Ridge city code.
35 Since this phase is in the PUD the lot sizes can be as small as 7,000 square feet.

36 Bruce Thorpe – Asked Dean Ingram, Developer, if the Elk Ridge had lots that are small or is the
37 small lot size unique to Elk Ridge Meadows Phase 10 and if the size of the homes will be
38 consistent with the surrounding phases.

39 Dean Ingram- This phase is consistent with the rest of Elk Ridge Meadows Development.

40 Shay Stark- Elk Ridge Meadows is in the PUD which trades smaller lots for open space.

41 Bruce Thorpe – Asked where the open space is.

42 Shay Stark- The plan for open space is a little more complicated than when it was originally. In
43 2005 when Elk Ridge Meadows was approved, there was open space running through the whole
44 development. There were open trails and parks in the self-help homes area and the large park in
45 Phase 1.

46 Dean Ingram- Prior to the previous developer going bankrupt the developer sold 14 acres to
47 Nebo School District. They incorporated some of the school property into the open space design
48 and reconfigured the area moving and widening the trail. The city decided that the city could not
49 handle any more parks so Dean paid a park in lieu of fee so the city took the money instead of
50 putting in more parks.

51 Jared Barton- Asked if an HOA was part of Elk Ridge Meadows originally.

52 Shay Stark- Yes but there is no longer an HOA in the development.

53
54 **JARED PETERSON MOTION TO APPROVE ELK RIDGE MEADOWS**
55 **PHASE 10 NOTING THAT THE CROSS SECTION 56 FOOT WIDE**
56 **CROSS SECTION FOR HARRISON AND QUAKING ASPEN STREET,**
57 **BRUCE THORPE SECONDED THE MOTION. VOTE: YES – ALL (4) NO**
58 **– NONE. APPROVED. ABSENT, STACEY PETERSEN, DAVID CLARK.**
59

60 **2. HARRISON HEIGHTS PHASE 10 AND 11 FINAL APPROVAL**

61 Jared Peterson- Asked if Harrison Heights Phase 10 and 11 were being approved together.

62 Shay Stark – Phases 10 and 11 are on the same application and they can be approved at the same
63 time. The issues that were noted in the TRC have been addressed. Phase 10 and 11 meet the
64 design standards and Elk Ridge city code.

65 Jared Peterson – Recommended that Meadowlark Lane continue on through Meadowlark Circle
66 and not name the circle.

67 Dean Ingram – He can change the name of the street

68 Bruce Thorpe – Asked what the little jog south of the school is for.

69 Shay Stark – There is going to be a street near Cottontail Street that will swing around that will
70 tie into the intersection of Quaking Aspen. This will connect the property to the school, Which
71 Dean will be deeding to the school. This will be additional open space that the school will
72 maintain.

73 Jared Peterson – Corp detail on the water is missing on the plans.

74 Shay Stark – Yes, that is correct. Note that in the motion.

75 Jared Peterson- The plans show copper for the water detail. What is the city standard.

76 Shay Stark – Public Works uses poly on all the water details. Copper was used in previous
77 developments but Public works changed to poly.

78 **JARED PETERSON MOTION TO APPROVE HARRISON HEIGHTS**
79 **PHASE 10 AND 11 NOTING THAT THE WATER SERVICE DETAIL BE**
80 **UPDATED TO SHOW THE CORP AND POLY, JIM CHASE SECONDED**
81 **THE MOTION. VOTE: YES – ALL (4) NO – NONE. APPROVED.**
82 **ABSENT, STACEY PETERSEN, DAVID CLARK.**

83 **PLANNING COMMISSION DISCUSSION**

84 **3. FENCING CODE 10-12-13**

85 Shay Stark – Jim Chase drafted the revision that was discussed in a previous meeting. In
86 reviewing the draft Shay realized that it needed to have more detail. Shay took what Jim Chase

87 had drafted and incorporated that revision into the code with a little more detail. In the current
 88 code it states that “On corner lots a side obscuring fence, wall, hedge, or similarly enclosing
 89 planting or structure having a height of more than 36 inches may extend into the required side or
 90 rear set back area adjacent to the street subject to compliance with the following...” (Shay did
 91 not read the rest of the code).

92 Shay recommends the following revision; ‘On corner lots a side obscuring fence, wall, hedge, or
 93 similarly enclosing planting or structure having a height of more than 36 inches may **not** extend
 94 into the front setback area, side setback area, abutting street or clear vision area of the lots as
 95 defined in section 10-12-9 of this chapter.’ Shay removed items 1 and 2 and kept item 3
 96 rewording in it slightly using “a” instead of “the”. This states more clearly what is allowed
 97 instead of trying to figure out what exceptions are.

98 Also pertaining to Fences under section B, regarding height, the code states-“permitted in the
 99 front and or clear view area, Shay wants to make it clear that it is the front setback area. Another
 100 small change is that tennis courts, sport courts, batting cages etc. The code states that they can be
 101 on a corner lot on that side setback, they just have to be set back 10 feet from the street. Shay
 102 recommends making this section consistent by not allowing them on a front setback, side setback
 103 or clear vision area.

104 Jared Petersen – Suggests that the word “object” above 36 inches be added in order to
 105 incorporate RV’s.

106 Shay Stark – If this is agreeable to the Planning Commission it can be placed on the agenda for
 107 Public hearing.

108 Jim Chase will complete the draft of the Fencing code revision.

109 **4. RETAINING WALLS 10-12-13**

110 Shay Stark – The city is running into problems with the current code. The way the current code
 111 is written anything that holds dirt back, even if it’s curbing around their yard or a raised garden,
 112 of any height, needs an engineering and city approval. Shay recommends that the height of
 113 retaining walls be defined as well as what kind of wall is allowed. The International Building
 114 Code states what needs a building permit and what doesn’t. Most codes define the height of a
 115 retaining wall over 4ft, which measures from the bottom of the footing to the top of the wall
 116 require a permit. Shay also discussed walls bearing surcharge on retaining walls.

117 Discussion ensued on code enforcement, types of walls, surcharge, and hazardous material.
 118 Suggested following the IBC code, with leaving the wording regarding flammable liquid out, as
 119 it has to be permitted anyway.

120 **5. ANIMAL CODE 10-18**

121 Jared Petersen –Jared has been researching animal codes, as per the discussion in the last
 122 Planning Commission meeting, and would like the Planning Commission’s input on some animal
 123 codes he has found. Jared would like to simplify the code with keeping in mind the different
 124 zones. Jared presented a code that uses a point system. The number of animals, depending on the
 125 zone, dictates how many animals are allowed. It has been discussed with removing the

126 conditional use for chickens and making and allowing all residents to be allowed to have
127 chickens or making it administrative and the permit not go through the Planning Commission.
128 By the time the city staff, Planning Commission go through a conditional use permit, the city
129 actually loses money.
130 Shay Stark – Shay really likes the points idea but the Planning Commission needs to be very
131 careful with the transitional lots that have ½ or 1 acre lots. The point system can't allow someone
132 to put a cow on a lot that is tightly surrounded by other smaller lots. That could be dealt with by
133 defining what livestock is.
134 Jared Barton – Some lots are so small that their point would allow them to have 1 chicken. The
135 points would have to realistic.
136 Discussion ensued on vicious dogs/breeds, livestock, code enforcement, Utah County animal
137 control, nuisance laws, discontinuing conditional use permits, placement of animals/management
138 plans,
139 Jared Peterson – Feels like he has good direction on how to proceed and will begin drafting the
140 animal code based on the points system.
141

142 **6. GENERAL PLAN – TRAILS**

143 Shay Stark – There are 2 questions that need to be discussed, the size of the trail and what
144 constitutes a trail. The federal standard is 10 feet as now is recommending 15 feet. This is
145 recommendation is based on speed of travel- bikes etc. He doesn't see an issue with an 8 foot
146 trail, which would accommodate passing bikes, strollers, roller bladders etc. The current code
147 does not have a standard for trails. Another issue is where the trails will actually be. The current
148 trail map needs to be updated. There is an area of the trail on Salem Hills Drive that is on the
149 north side of the road. The west section of Salem Hills Dr. has a lot of driveways and steep
150 slopes which would make putting the trail on the north side of the road difficult.
151 Jared Peterson- he does not think that the trails need to be any wider than 8 feet in Elk Ridge. He
152 asked if certain requirements are needed in order to obtain grants.
153 Shay Stark – The trails requirement would be 10 feet in order to receive grant money. The city
154 meets those requirements due to some of the existing trails in lower Elk Ridge being 10 feet.
155 Shay does not see a problem with 8 ft. trails. The federal guidelines are based on cities across the
156 states. The population and geography of Elk Ridge is not comparable to non-mountainous areas.
157 Shay asked the Planning Commission if they would prefer the trail be on the north side of the
158 road, on west Salem Hills Drive.
159 Jared Barton – Jared thinks that the new developments should be consistent with 10 foot trails.
160 Jared Peterson – Recommends that the Planning Commission go and review the area.
161 Shay Stark – Recommends that a field trip be with Public Works. Shay asked the new
162 development on West Salem Hills Dr. to put the 12-14 foot trail on their plans. There are not
163 sidewalks in this area.
164 Jared Peterson– Feels that for now the Elder's plans should show the trail for now
165

166 **CITY BUSINESS**

167 City Council Update – The City Council started reviewing the General Plan. Mayor wants to
168 define what Dark Sky is and is passionate about becoming Dark Sky Compliant.

169 Other Business
170 No other business
171
172 Adjournment – Meeting adjourned at 8:40 pm
173
174



Planning Commission Coordinator