

1 ELK RIDGE PLANNING COMMISSION
2 MAY 25, 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 25, 2017 at 7:00 pm at 80 E. Park Drive, Elk Ridge City, Utah
7

8 **ROLL CALL**

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

10 *Absent:* Stacey Peterson,

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**

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19 Jared Peterson welcomed at 7:15pm. Opening remarks were given by David Clark
20 followed by the Pledge of Allegiance.
21

22 DAVID CLARK MOTIONED TO APPROVE THE AGENDA JIM CHASE
23 SECONDED THE MOTION. VOTE: YES – ALL (5) NO – NONE,
24 APPROVED. ABSENT; STACEY PETERSEN
25

26 **PLANNING COMMISSION DISCUSSION**

27 **1. FENCING CODE 10-12-13**

28 Shay Stark – The Fence code was discussed last Planning Commission meeting. One of the
29 issues discussed was RV's or trailers parked in the front setbacks where the Planning
30 Commission discussed allowing a 3 foot height fence. Shay made the following draft revision to
31 the fence code for the Planning Commission to consider. This is a rough draft.

32 “The added paragraph is: Long term storage of recreational vehicles, trailers and other high
33 profile objects extending above the 36 inch requirement for fencing is prohibited in the front
34 setback area or the clear vision area of a lot in order to retain safe viewing distances for drivers,
35 cyclist and pedestrians. Short term parking in driveways is permitted. Short term is defined as a
36 vehicles or objects are intermittently removed from the driveway and sits in place in the
37 driveway no more than 14 days at a time.”

38 If someone parks an RV in their driveway and they are pulling out of that driveway, their view is
39 blocked as well as the view of any drivers approaching the RV on the street.

40 Jim Chase – Asked for clarification that this refers clear vision area.

41 Shay Stark – Yes, this pertains to clear vision area.

42 Jim Chase – Does this only refer to corner lots?

43 Shay Stark – Language could be added to pertain to corner lots.

44 Bruce Thorpe – Asked if there was a difference between clear view area and clear vision area

45 Shay Stark– It means the same thing but he would change the word view to vision to be
46 consistent.

47 Jared Peterson– Asked if there were any other comments pertaining to the fencing code.

48 **2. RETAINING WALLS 10-12-13**

49 Shay Stark – The only change on retaining walls is the language referring hazardous liquids was
50 removed per the discussion last Planning Commission meeting.

51 Jared Peterson– Asked for clarification on the retaining wall shall be determined by the height of
52 the earth being retained”.

53 Shay Stark– That is what is in the current code. It has been changed to be determined from the
54 bottom of the footing to the top of the wall.

55 Jared Peterson– Asked if there were any other comments pertaining to retaining walls. Also, if
56 the fences retaining walls and hedges amendment was going to be on the agenda as a public
57 hearing next meeting.

58 Laura Oliver – Yes, it is hoped to have as many items ready for public hearing on June 8th.

59 **3. ANIMAL CODE 10-18**

60 Jared Petersen – Handed out copies of his draft of the animal code. Jared explained zones--that if
61 it is red it has been changed, if it is blue it is up for discussion. There are 2 charts 10-18a homes
62 without livestock rights and 10-18b with livestock rights. Jared used parts of the current code
63 where it made sense. This draft is based on a point system. Jared added purpose chapter,
64 property, other animals - not permitted/vicious, exotic or wild animals. Chapter 5 of the current
65 code is identical to the Utah County animal code. This includes what the Utah County animal
66 control can do. Jared explained chart 10-18a and how the size of the property dictates the number
67 of animals permitted. This allows 100 points per acre. Jared researched several different animal
68 codes based on the point system.

69 Jared Barton – In looking at the size of the lots and the points given per animal, many lots can
70 barely have 1 cat.

71 Jared Peterson– All of these numbers can be changed. This is just a rough draft and all the
72 numbers are up for discussion and can be changed accordingly.

73 Jared Barton – Asked if they should make a change in differentiating between indoor pets and
74 outdoor pets.

75
76 Discussion ensued on indoor and outdoor pets; cats vs. dogs and leaving the limit open for
77 indoor animals and trying to enforce indoor animals.

78 David Clark – is concerned that someone with 10 acres having 100 cats and the problems that
79 would cause.

80 Shay Stark – That would be handled under the nuisance code.

81 Jared Peterson – Explained chart 10-18b livestock rights. No grazing animals in setbacks.

82 Tricia Thomas– Asked about emotional support animals.

83 Royce Swensen – The city has been getting a lot of requests for goats. Goats are becoming the
84 new chicken.

85 Shay Stark – Federal disabilities act protect emotional support animals.

- 86 Jared Peterson – Something can be added to the code pertaining to emotional support animals. A
87 permit can be sought with a letter from a doctor.
- 88 Jared Peterson – Owners and breeders have a time limit to wean litters. Jared added ducks,
89 pheasants and quail. Jared continued through the chart. Livestock- is conditional use and needs to
90 submit a management plan.
- 91 Discussion ensued on how much land a horse could be housed on based on the footprint of the
92 home, size of the horse.
- 93 Jared Peterson – Recommends taking out kennels. It is discussed in chapter 5.
- 94 Jared Barton – Suggests keeping the heading and just referencing chapter 5.
- 95 Jim Chase – Define what is an indoor animal – that is determined by where their food and
96 sleeping areas are located.
- 97 Jared Peterson – Took out Hobby Animals, it would no longer apply with this code.
- 98 Jared Barton – Really likes the points plan. The numbers just need to be tweaked.
- 99 Jim Chase – Smaller lots would only get a dog or a cat.
- 100 Tricia Thomas – Everyone should be able to have at least 1 cat and 1 dog regardless of lot size.
- 101 Jared Peterson – Under the point system even the PUD can have chickens.
- 102 Jared Barton – Restated that indoor pets and outdoor pets need to be clearly defined.
103 Discussion ensued on points for chickens.
- 104 David Clark – Just read about emotional support animals and the federal guidelines state that one
105 needing an emotional support animal would need a letter from their doctor.
- 106 Jared Peterson – That can be handled by a permit administrated by the office staff.
- 107 Jared Peterson – Points for a dog will be 20, points, cats 10 points, chickens 5 points, ducks at 10
108 points, rabbits 10 points, quail 10 points, cows 75 points, horse 75 points with 10,000 sq. ft.
109 dedicated as a habitat, sheep 35 points, goats (any kind of goat) 35 points, miniature horse 40
110 points. Many towns do not allow Llama's. Jared added Alpaca's and Camels to the prohibited
111 list per discussion.
- 112 Jared Barton – Asked if all animals should be tagged. Not necessarily licensed but tagged.
- 113 David Clark – Asked Royce what the impact of tagging everything would be on the city staff.
- 114 Royce Swensen – It would be difficult to enforce and to keep up with.
- 115 Shay Stark – He highly recommends getting rid of conditional use all together. Emotional support
116 can be done through permit. If someone comes in and cares enough about an animal that is not
117 on the list then they can approach the city to change the code.
- 118 Jared Barton – Agrees that conditional use permits should be taken out completely.
- 119 Shay Stark – Asked if properties with animal rights to provide a management plan.
- 120 Jared Peterson – Yes they would need a management plan.
- 121 Shay Stark – Asked if Koi ponds should be allowed.
- 122 Jared Peterson and other members do not think they are an issue.
- 123 Jim Chase – Thinks miniature should be taken out and just leave it as horse.
- 124
- 125 **GENERAL PLAN – LAND USE**
- 126 Jared Peterson tabled the discussion.
- 127
- 128 **CITY BUSINESS**

129 City Council Update – Jared Peterson asked Tricia to get the City Council to approve the General
130 Plan vision and intro.

131 Other Business

132 Shay went through the trail plan with Dale and will be updating it for the Planning Commission
133 to review. The trail on the map by David Clark's house is not on the map. Jared marked it on
134 Shay's map.

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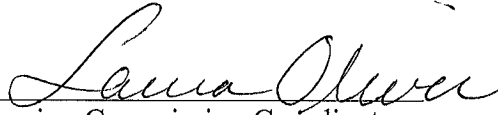
136 Adjournment – Meeting adjourned at 8:45pm

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Planning Commission Coordinator