

1 ELK RIDGE
2 PLANNING COMMISSION
3 AUGUST 10, 2017
4

5 **TIME AND PLACE OF MEETING**

6 A regularly scheduled meeting of the Elk Ridge City Planning Commission was held on
7 Thursday, August 10, 2017 at 7:00 pm at 80 E. Park Drive, Elk Ridge City, Utah
8

9 **ROLL CALL**

10 *Commissioners:* Jared Peterson, Dave Clark, Jim Chase, Stacey Peterson, Wayne Jones,
11 Shawn Ram,

12 *Absent:* Bruce Thorpe, Jared Barton

13 *Others:* Royce Swensen, *City Recorder*

14 Laura Oliver, *Planning Commission Coordinator*

15 Shay Stark, *City Planner*

16 *Public:* Ben Ewell, Courtney Burnette, Mark Elsworth,
17

18 **OPENING ITEMS**

19
20 Jared Peterson welcomed at 7:00pm. Opening remarks were given by Jim Chase followed
21 by the Pledge of Allegiance.
22

23 **STACEY PETERSEN MOTIONED TO APPROVE THE AGENDA JIM**
24 **CHASE SECONDED THE MOTION. VOTE: YES – ALL (5) NO – NONE,**
25 **APPROVED. ABSENT; BRUCE THORPE, JARED BARTON**
26

27 **PUBLIC HEARING AND ACTION ITEM**

28 **1. SENIOR LIVING AND MEMORY CARE FACILITY CONDITIONAL USE**
29 **PERMIT**

30 Shay Stark – Lee Haskell is applying for a conditional use permit for a memory Care
31 Facility. Lee Haskell was not able to attend and provided a letter and floor plan
32 explaining the facility to be located at 233 W. Goosenest Dr. The letter stated “that the
33 facility will be 3 floors and approximately 8000 sq. ft. The basement will only be used for
34 storage at this time and it will contain patient and equipment rooms in the future. The
35 main floor will be a secure center for memory Care and Alzheimer’s tenants, one wing
36 will be dedicated for memory care and a dedicated research area and the tenants will be
37 given the option to participate in research if they desire. There will be a closed in back
38 yard. The second floor will be primarily for senior living for those with who do not need
39 much assistance. It will be an elegant establishment serving warm nutritious meals, an
40 observation deck and a home like atmosphere.”
41

42 Jared Peterson opened the public hearing.
43

44 Ben Ewell – Stated that this land was initially going to be another project and asked if the
45 commercial project was null and void.

46 Shay Stark – Stated that there is a commercial project still in process. Originally this area
47 was to have an assisted living extension. This building is larger than originally proposed.
48 Lee has reduced the number of commercial buildings and has turned the buildings
49 perpendicular to the road. Right now the conditional use permit needs to be approved so
50 that he can move forward with the Memory Care Facility.

51 Courtney Burnette– She lives across the street from this location. She is concerned about
52 traffic flow and the amount of traffic on Elk Ridge Dr. She wondered if any traffic
53 studies that have been done. She is also concerned about outside lighting and signage.

54 Shay Stark – Lighting will be focused down and not go off sight and will comply with
55 Dark Sky requirements. There won't be large lit signage as well. The city will need to
56 look at traffic as this moves forward.

57 Mark Elsworth – Asked if there is a relationship with the Assisted Living Center that is in
58 the area and where is this in relation to that building. He feels that this type of facility is
59 more of a residential feel and the other commercial buildings do not belong in that area of
60 Elk Ridge.

61 Jared Peterson – The Memory Care Facility is directly north of the Assisted Living
62 Center.

63 Shay Stark – There is no correlation with the existing Assisted Living Center. Lee
64 Haskell no longer is involved with that facility.

65 Ryan Haskell, Lee's son- Stated that he also lives in the area and Lee Haskell loves Elk
66 Ridge and does not want to put anything into Elk Ridge that would be an eyesore. This
67 area has been zoned commercial for 20 years. Lee attempted to rezone the area to
68 residential but the councils at the time denied the petition.

69
70 Discussion ensued on the land owner's rights to pursue commercial aspects and or rezone
71 the land they own.

72
73 Jared Peterson closed the public hearing.

74
75 Jared Peterson – Asked what the Planning Commission is looking at in terms approving
76 this conditional use.

77 Shay Stark – The Planning Commission is looking to see if this will fit in with the
78 community and the surrounding property. A commercial zone allows assisted living
79 centers in it. The developer has to get approval through the health department in the state,
80 so the Planning Commission does not have to be concerned about the operation of the
81 facility and if it is going to be run correctly. The Planning Commission is looking at a
82 land use perspective and any traffic problems. The traffic generated by the facility will be
83 minimal.

84 Jared Peterson – He is concerned with the amount of driveways that exit onto the street in
85 front of the homes that are across the street.

86 Shay Stark – The developer is trying to spread the driveways out so the traffic doesn't
87 empty out in one spot.

88 Wayne Jones – He is a retired law enforcement. He is concerned about emergency
89 services being able to get vehicles and equipment into the facility.

90 Shay Stark – The fire department will have a lot of input into the development. The
91 driveways are also located to meet those needs. As the development goes forth it may
92 change. It will need to meet certain grades, ADA, fire department and state requirements.

93 Wayne Jones – He is concerned with the width of the stairwells and being able to get
94 gurneys through them.

95 Jared Peterson – Stated that this is for the conditional use permit to have this type of
96 business. The specific requirements will be reviewed through the ongoing process.

97 Shay Stark – Stated that those are good points and they will be looked at that through the
98 engineering review process.

99 Stacey Petersen – Asked what happens if the developer builds a larger facility.

100 Shay Stark – The parking, setbacks and driveways will determine the size of the facility.
101 The developer has asked for exceptions in having the parking overlap with the residential
102 units that will be in the other part of the commercial development. The developer is
103 almost starting from square one again. In reorienting the buildings, the setbacks are
104 different than what the developer asked for in the previous approval process. Since the
105 developer has changed the development he has nullified the preliminary approvals
106 because the concept is totally different. Everything has to be looked at all over again. The
107 city is not tied to anything and at this point the development is totally fluid.

108 Jim Chase – He is concerned that the larger building will trigger more fire concerns and
109 about the opening of the foyer going all the way up to the second floor and smoke filling
110 up the second story rooms.

111 Shay Stark – The Fire chief will take that into review as this goes forward.

112 Jared Peterson – He stated that he feels that the 40 rooms is extensive. He thinks that the
113 parking requirements will make the building smaller.

114 Shay Stark – The developer is passionate about this facility and feels that the commercial
115 area would be sacrificed for this facility. All of these questions are valid.

116 Jared Peterson – The letter and the plans have 2 different numbers in regards to the
117 amount of rooms.

118
119 **WAYNE JONES MOTIONED TO TABLE THE CONDITIONAL USE PERMIT**
120 **APPROVAL IN ORDER TO GET MORE INFORMATION ON THE FACILITY**
121 **STACEY PETERSEN SECONDED. VOTE: AYE – ALL (6) NAYS- NONE (0).**
122 **Absent: Bruce Thorpe, Jared Barton**

123 **GENERAL PLAN – LAND USE**

124 Jared Peterson – The City Council generally liked the vision statement and revisions of
125 the general plan.

126 Shay Stark – The City Council liked the revision of the general plan so far and sent it
127 back to you to continue. They did add some wording to the vision statement. The City
128 Council would like to remove the PUD. The Senior Living overlay needs to remain since
129 the current senior living development is still in process, but the city is not going to
130 promote senior living. Mountain Homes Development and the Mountain Cluster could be
131 combined into one overlay zone. Since there are new members for the Planning
132 Commission Shay Stark spent some time reviewing and discussing zones and the vested
133 rights land owners have and what the overlays are.

134 Shay Stark – One other item to look at is Fair Housing. Since the PUD will be exhausted
135 and will be removed and a previous townhome concept was changed to single home

136 residential, the state requirement for Fair Housing needs to be addressed. The Self Help
137 homes barely met those requirements and the apartments on top of the mixed use
138 commercial development will help. The Planning Commission needs to make sure that
139 the general plan does not exclude Affordable (Fair) Housing in new development. The
140 state code does not give specific numbers on it. The city has to update the Fair Housing
141 every 2 years. As long as the city shows avenues for it then the state sees that the city is
142 not discouraging it.

143 Jared Peterson – The next item of the General Plan is Commercial Center. Making
144 revisions to the General Plan is difficult to do without Jared Barton here to bring up the
145 General Plan on Google Docs.

146 Shay Stark – The only other area, besides Lee Haskell’s commercial land, is across the
147 street from Lee’s. The owners of that land were going to rezone that land as residential.
148 There is land down on the corner of 11200 that could be annexed in as commercial but
149 Shay has been told by the owners of that land that they intend to make it residential. That
150 land isn’t part of Elk Ridge at this time.

151 Jared Peterson – The Public Facilities map needs to be updated.

152 Shay Stark - He thinks that this map can be removed and the public facilities put on the
153 main zoning map.

154 Jared Peterson – Asked Shay if the trail map had been had been updated.

155 Shay Stark – He and Dale Bigler, of the City Council, had gone through and updated all
156 the trails. He will bring it in for the Planning Commission to review.

157 Stacey Petersen – She asked about any cooperation between Payson and surrounding
158 places on trails. She stated that she had a meeting with Mr. Shaw, Payson and the
159 Shuler’s concerning trails in the area. Elk Ridge trails need to hook into someones,
160 whether it’s Payson, Salem, or the canal trail.

161 Shay Stark – The road coming up from the highway to 11200 is only going to be bike
162 lanes on each side of it, not a trail. They may do an underpass under Elk Ridge Dr. 50
163 years from now. The county has backed down on the Regional Highway and subsequent
164 trail. The trails the city put in to link up with those on 11200 won’t have a continuation
165 through that trail. Mr. Shaw and the Shuler’s need to be invited the night the Planning
166 Commission discusses the trail system.

167 Jared Peterson – Suggested that Jared Barton make some other members of the Planning
168 Commission administrators on Google Docs.

169
170 **CITY BUSINESS**

171 City Council Update – The City Council did not vote on the animal code amendment.
172 The City Council is keeping it and making the changes. The Fence code was passed.
173 Other Business - None

174
175 **JARED PETERSON MOTIONED TO ADJOURN THE MEETING STACEY**
176 **PETERSEN SECONDED VOTE: ALL APPROVED**

177
178 Adjournment – Meeting adjourned at 8:40 pm

179
180 
181 Planning Commission Coordinator