

1 **ELK RIDGE PLANNING COMMISSION**

2 **December 14, 2017**

3
4 **TIME AND PLACE OF MEETING**

5 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday,
6 December 14, 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, Jim Chase, Bruce Thorpe, Wayne Jones, Jared Barton (late),
10 *Absent:* David Clark, Shawn Ram
11 *Others:* Royce Swensen *City Controller*, Paul Crook, *City Council*, Laura Oliver, *Planning*
12 *Commission Coordinator*
13 *Public:* Gary Hansen, Lorri Hansen

14
15 **OPENING ITEMS**

16 Jared Peterson welcomed at 7:00 PM. Opening remarks were said by Bruce Thorpe followed by the
17 pledge of allegiance.

18
19 **BRUCE THORPE MOTIONED TO APPROVE AGENDA, JIM CHASE**
20 **SECONDED: VOTE YES - ALL (4), NO – (0), ABSENT – David Clark, Shawn Ram,**
21 **Jared Barton**

22
23 Jared Barton arrived

24
25 **PUBLIC HEARING AND ACTION**

26 **1. AMENDMENT TO ORDINANCE 10-2, PLANNED UNIT DEVELOPMENT OVERLAY ZONE**

27 Shay Stark stated that is was proposed to remove the PUD from the code. The PUD overlay is found in Elk
28 Ridge Meadows and Horizon View Farms. In the PUD overlay the land owner gave up 25% of the land
29 which went into open space in exchange for higher density. The minimum lot size is 7,000 square feet. Elk
30 Ridge Meadows last phase was recently approved. Through discussion, in updating the General Plan, City
31 Council and the Planning Commission stated that they would like to remove the PUD from the General
32 Plan and the code. The city does not want additional park land due to the maintenance costs.

33 **Jared Peterson opened the public hearing.**

34
35 No public comment was made

36
37 **Jared Peterson closed the public hearing.**

38
39 **JIM CHASE MOTIONED TO APPROVE THE REMOVAL OF ORDINANCE 10-2, PLANNED**
40 **UNIT DEVELOPMENT OVERLAY ZONE JARED BARTON SECONDED**

41
42 **VOTE: AYE 5 NAY 0 APPROVED**

43
44 **2. PREMIER POINT PHASE 3 FINAL PLAT APPROVAL**

45 Shay Stark stated that the road was changed to a cul de sac since it was very unlikely the road would go
46 through. The cul de sac fits the code requirements. Lots 23 and 24 were combined at the last minute. The
47 Most recent revisions were sent out late today. The fire Chief will need to show where he would like the
48 fire hydrant.

49 Wayne Jones asked if the Fire Chief had seen the plans.

50 Shay Stark stated that the Fire Chief had not seen the revised plans with the combined lot. Shay will find
51 out where the fire chief would like the fire hydrant.

52 Jim Chase asked about the pooling behind the homes near the drainage ditch

53 Shay Stark yes it is designed to pool there. There is a big difference in elevation there so that homes there
54 are a lot higher.

55 **WAYNE JONES MOTIONED TO APPROVE PREMIER POINT PHASE 3 FINAL PLAT JARED**
56 **BARTON SECONDED.**

57
58 **VOTE: AYE (5) NAY (0) APPROVED**

59
60 **3. APPROVAL OF PLANNING COMMISSION MINUTES FOR SEPTEMBER 28, 2017**

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62 **BRUCE THORPE MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES FOR**
63 **SEPTEMBER 28, 2017 SECONDED BY WAYNE JONES**

64
65 **VOTE: AYE (4) NAY (0) ABSTAIN (1) Jim Chase APPROVED**

66
67
68 **PLANNING COMMISSION BUSINESS**

69 **4. GENERAL PLAN**

70 Shay Stark stated that after the Planning Commission sent the General Plan to the City Council. The Mayor
71 went through it and rearranged and added more specificity to it. The Mayor wanted to be able to see in the
72 connection between the General Plan and the City code. There are a few other changes as well. The
73 proposed change in Lee Haskell Memory Care Facility moving to Golden Eagle Way and possible
74 annexation and rezoning the possible annexation of the Smart property to a mix of commercial and
75 residential. The annexation area across 11200 to the north will also be zoned as commercial. On the Smart
76 property, there will be a buffer built in to separate the commercial and the residential. The exits and
77 entrances will be right in-right out. This will keep the commercial out of the residential area. The land
78 across the 11200 was recently sold so they may wish to rezone it residential and leave the commercial on
79 the Smart property. The Browns will also be contacted to see if they still want to rezone the property on
80 Elk Ridge Dr. and tell them the city will just do it. The lots on Bella Vista will allow R-12,000 as
81 discussed. The RR1 and the R & 1 are the same thing now that the animal code has changes so the RR1 will
82 be discontinued and be changed to R & L 20,000 zone. RR1 was the older lots on Goosenest and a few lots
83 in Harrison Heights. The biggest change is changing the Hillside Residential 1 (HR 1) to Critical
84 Environment 2 (CE 2). HR 1 is 1 acre lots, CE 2 is 5 acre lots. The Mountain Home Overlay will be
85 removed and the language of the overlay be written right into the code. A developer can develop a
86 traditional 5 acre lot or they can have the option to cluster the homes on smaller lots, 2 ½ acre lots, and
87 leave the land in open space. This mean less infrastructure that needs to be improved. There will still be
88 easements for trails. The Mayor and City Council thought the economic/commercial should remain in the
89 code

90 Jim Chase asked if the mini parks or rest areas will be marked on the map.

91 Shay Stark stated it is hard to place a park on the map with any certainty since it is unknown how it will
92 actually be developed.

93 Jared Peterson stated that he agreed with Jim that any trail or parks should be designated with at least a
94 dotted line.

95 Discussion ensued on the above items in clarification on the proposed commercial and annexation areas.

96 Shay Stark recommended the Planning Commission take some time and review the revised General Plan
97 carefully. There are still grammatical corrections, and maps to update.

98
99 **5. CITY COUNCIL UPDATE**

100 No Council update

102 **6. OTHER BUSINESS**

103 Jared Peterson stated that this was his last meeting since he starts with the City Council in January. He
104 has enjoyed his time on the Commission and plans on attending the meetings.

105
106 **JARED PETERSON MOTIONED TO ADJOURN THE MEETING SECONDED BY**
107 **JIM CHASE**

108
109 **ADJOURNMENT** – meeting adjourned at 8:00 pm

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Planning Commission Coordinator