

1 **ELK RIDGE PLANNING COMMISSION**

2 **October 27, 2016**

3  
4  
5 **TIME AND PLACE OF MEETING**

6 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, October  
7 27th, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

8  
9 **ROLL CALL**

10 *Commissioners:* David Clark, Jim Chase, Bruce Thorpe, Jared Barton  
11 *Absent:* Stacey Petersen, Lisa Phillips, Colin Logue (Alternate),  
12 *Others:* Mayor Ellis  
13 Laura Oliver, *Planning Commission Coordinator*  
14 *Public:* Ray Brown, Rosalie Hooks, Don Hooks

15  
16 **OPENING ITEMS**

17 David Clark welcomed at 7:00 PM. Opening remarks were said by Bruce Thorpe followed by the  
18 pledge of allegiance.

19  
20 **JIM CHASE MOTIONED AND BRUCE THORPE SECONDED APPROVAL OF**  
21 **AGENDA. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3) STACEY**  
22 **PETERSEN, LISA PHILLIPS, COLIN LOGUE (ALTERNATE).**

23  
24 **PUBLIC HEARING AND ACTION**

25 **1. PARKVIEW CORNER PRELIMINARY PLAT APPROVAL**

26 David Clark – Parkview Corner has been revised from a senior living twin home plan to 4 individual  
27 residential lots. Based on what the Planning Commission has reviewed on the preliminary maps, David  
28 Clark likes the revised development more than the original senior living twin home plan.

29  
30 **DAVID CLARK OPENED THE MEETING FOR PUBLIC COMMENT.**

31 Raymond Brown – Mr. Brown served on the Planning Commission and City Council when the original  
32 preliminary plan was approved. He is unhappy with the change to large residential lots. The previous  
33 Planning Commission approved the original plan to maximize the use of the land. The entries would have  
34 been in the back of the development and not onto Elk Ridge Dr. Mr. Brown feels that when you have a big  
35 back yard, people junk them up with sheds, campers, and all kinds of stuff. In the original development the  
36 developer was going to put in a walking path and a gazebo, it was going to be beautiful. Mr. Brown thinks  
37 that the aesthetic value and the height of the homes will be a problem. The developer was going to put in 2  
38 sets of twin homes with a single home on the corner. They were going to be single story homes. Mr. Brown  
39 does not think that this will be aesthetically as nice and they should be held to a little higher standard. The  
40 original plan was beautiful. You couldn't tell they were twin homes. Mr. Brown is sorry that that plan has  
41 changed.

42  
43 Rosalie Hooks – Rosalie lives behind lots 2 and 3 of the Parkview Corner development. Rosalie is  
44 concerned about water runoff and if the land will remained sloped or will they bring in fill.

45 David Clark – The land will need to stay level with the road or they would have to have some type of retaining  
46 wall if they are going to build up the property. The building inspector is responsible at looking at the grade  
47 of the property. The water runoff has been a huge issue. The builder should definitely take that into  
48 account.

49 Rosalie Hooks – As you go down Park Drive and turn on Columbus, when it rains heavily, the rain goes past  
50 Larsen's and goes right into Rosalie's yard. One of the reasons is because from Rosalie's home on down,  
51 they put in curb and gutter. Larsen's were told that if they did not put in curb and gutter they would have to  
52 put in a drainage ditch with gravel. They never put it in and the city never enforced it. Now when it rains it  
53 goes through Larsen's yard and into Rosalie's and will go right into the lots behind her.

54 Raymond Brown – The water runoff might require another sump at Park and Columbus. Mr. Brown was on  
55 the Planning Commission when the sump pumps were redesigned and they do work pretty good. There is  
56 one on Magellan and Columbus.

57 David Clark – Elk Ridge City redid all the sumps about 2 years ago. The city had to resurge and rebuild the  
58 sumps which was expensive. Dave Clark inquired as to how long ago Mr. Brown was on the Planning  
59 Commission.

60 Jim Chase – The city has begun doing maintenance on the sumps again.

61 Raymond Brown – Mr. Brown was on the Planning Commission seven years ago. Also, when Mr. Wright  
62 had this commercial development, he was going to build a privacy fence behind the development which  
63 was going to be about 8 feet high. The developer was also supposed to widen the Elk Ridge Drive. Mr.  
64 Brown hopes Dean Ingram, the current developer, is still going to build the privacy fence. Elk Ridge Drive  
65 is screwed up. If you look at the schematics the road is all askew and needs to be redone and widened.  
66 They used to do a thing called "build a road in 9 feet" which is half the road. Whoever was going to build  
67 on Elk Ridge Dr. was supposed to fix the road. Mr. Brown did not see road repairs on the plans. The  
68 Planning Commission rewrote the code so that the whole road is built. Now, whatever is built, you have to  
69 build a full size road. When you come up and around Elk Ridge Drive, the road actually dog legs over and  
70 is on Chad Browns property.

71 Dave Clark – Inquired as to whether Shay Stark has given any input on the property. Dave Clark doesn't  
72 believe that someone can build up property and have the water drain on to someone else's property. Dave  
73 Clark asked for clarification with Rosalie Hooks that her property is above the proposed development.

74 Rosalie Hooks – Rosalie confirmed that her home is above the development. Rosalie is also concerned with  
75 the height of the new homes and is concerned that the new homes will block her view. Rosalie has a gorgeous  
76 view of the golf course.

77 Dave Clark – Stated that he is sure that Rosalie Hooks will lose part of her view. One thing that is nice about  
78 these new homes is that they are spread out. Dave commented that he thought the twin homes were 2 stories.

79 Rosalie Hooks – Rosalie confirmed that the twin homes were only single story.

80 Jim Chase – The Planning Commission did look at this land for senior housing but the code changed and the  
81 senior housing no longer fit in the area. The road was going to be in the back but the code change would  
82 not allow it now. The Planning Commission didn't hear anything for some time regarding the development  
83 until just recently.

84 Rosalie Hooks – Asked what would be the maximum height of the homes allowed.

85 Jim Chase – Stated the maximum height allowed for the new homes is 35 feet.

86 Dave Clark – Agreed with Jim Chase that 35 feet is the maximum height allowable. Although with the slope of  
87 the land, the setbacks and the size of the lots, the homes will be a considerable distance away. There is no  
88 guarantee of what the existing homes view is going to be after the new homes are built. Dave Clark thinks  
89 considering the size of the lots, the homes built in the development are not going to be cheap homes.

90 Rosalie Hooks – Rosalie's home is between lots 2 and 3 and depending where the homes are built, they might,  
91 hopefully, be in between the homes.

92 Dave Clark – There are no guarantees on where the homes will be or how the views will be, but there are  
93 certain restrictions and setbacks that the developers have to follow, but beyond that, the developers can  
94 make their own decisions depending to what costs they want to incur.

95 Rosalie Hooks – The water drainage is a problem.

96 Dave Clark– The water drainage will affect the new development more than Rosalie’s home. The drainage  
 97 report looks like everything is in order. There is a matter of the road issue that Mr. Brown brought up.  
 98 Dave Clark wants to revisit the code and look in to the road issue.

99 David Clark – Believes the Planning Commission can move forward with approving the Parkview Corner  
 100 preliminary plat with the contingency that the road and drainage issue be evaluated.

101 Raymond Brown – Believes the Planning Commission needs to get Dean Ingram, the developer, to put in a  
 102 sump at Park Drive and Columbus.

103 David Clark –Believes that the drainage matters have been looked at. He read the drainage report out loud, to  
 104 the Planning Commission and the Public, about the 2 sumps that will be put in and the runoff water  
 105 drainage plan.

106 Raymond Brown – Everyone put in their own money to put in the curb and gutter except for Larsen’s.

107 David Clark – The city needs to look into the Larsen’s drainage issue.

108 Rosalie Hooks – The city at the time promised the Hooks and the neighbors that they would make the Larsen’s  
 109 put in the drainage ditch. Rosalie spent \$2000 as well as everyone else on curb and gutter.

110 David Clark – The Planning Commission will definitely follow up with the Mayor on the Larsen’s drainage  
 111 ditch.

112 Raymond Brown – Anytime a developer can help the city they should.

113

114 The public hearing closed is now closed.

115

116 **BRUCE THORPE MOTIONS TO APPROVE THE PARKVIEW CORNER**  
 117 **PRELIMINARY PLAT WITH THE EXCEPTION THAT THE ROAD AND**  
 118 **DRAINAGE ISSUES BE ADDRESSED. JIM CHASE SECONDS THE MOTION.**  
 119 **VOTE: YES ALL (4), NO - NONE, ABSENT – (3) STACEY PETERSEN, LISA**  
 120 **PHILLIPS, COLIN LOGUE (ALTERNATE).**

121

122

123 **2. PROPOSED AMENDMENT 10-15D-2 PERFORMANCE GUARANTEE**

124 David Clark –\_It is proposed that the Elk Ridge City code 10-15D-2 be amended as follows:

125

126 All required improvements not in place prior to the approval of the final plat by the city council shall be  
 127 installed by the ~~sub divider prior to the October 1 next following the date of final plat approval~~ owner one  
 128 year from the date of final plat approval by city council; provided, however, that upon a showing of good and  
 129 sufficient cause (i.e., weather related lateness due to the season in which final approval is granted, unexpected  
 130 delays, etc.), the city council may extend the date of completion or authorize a longer period of time for no  
 131 longer than six additional months for completing construction of part or all of the uncompleted improvements  
 132 ~~to a date not more distant than July 1 of the next succeeding year.~~ (Ord. ---- )

133

134 **DAVID CLARK OPENED THE MEETING FOR PUBLIC COMMENT**

135

136 No public comment at this time public hearing closed.

137

138 **JIM CHASE MOTIONS TO APPROVE PROPOSED AMENDMENT 10-15D-2**  
 139 **PERFORMANCE GUARANTEE AS STATED. JARED BARTON SECONDS.**  
 140 **VOTE: YES ALL (4), NO - NONE, ABSENT – (3) STACEY PETERSEN, LISA**  
 141 **PHILLIPS, COLIN LOGUE (ALTERNATE).**

142

143 **3. Approve Minutes of September 8, 2016 Meeting**

144 Bruce Thorpe – On line 68 and 69 the words *residence* should be changed to *residents*. On line 165 should be  
 145 *not be a church built*, add the word *a*. On line 217 remove one of the *its*. Bruce Thorpe asked for clarification  
 146 on the word fourplex and if the buildings should this be called something else.

147 Jim Chase – Lee Haskell refers to them as a fourplex because he plans on having four businesses on the  
 148 bottom in each building.

149 Jim Chase – Asked for clarification on line 85 as to whether Lee Haskell said that he was going to build on the  
 150 southwest corner first.

151 Laura Oliver – Lee Haskell said he wanted to build the whole corner first. He did not mention a direction.

152 Mayor Ellis – Stated to put what is on the recording.

153 Jim Chase – Line 172 change from Gregg *Thorpe* to Gregg *Anderson*.

154

155 **BRUCE THORPE MOTIONS TO APPROVE MINUTES OF SEPTEMBER 8, 2016 MEETING AS**  
 156 **STATED WITH THE EXCEPTIONS AS NOTED. JARED BARTON SECONDED THE MOTION**  
 157 **YES ALL (4), NO- NONE, ABSENT – (3) STACEY PETERSEN, LISA PHILLIPS, COLIN LOGUE**  
 158 **(ALTERNATE).**

159

160 **4. CITY COUNCIL UPDATE**

161 No update to report

162

163 **5. OTHER BUSINESS**

164 Nothing to Report

165

166 **JIM CHASE MOTIONED TO ADJOURN THE MEETING**

167

168

169 **ADJOURNMENT** – meeting adjourned at 7:50 pm

170

171

172

173

  
 \_\_\_\_\_  
 Planning Commission Coordinator