

1 **ELK RIDGE PLANNING COMMISSION**

2 **February 26, 2015**

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5 **TIME AND PLACE OF MEETING**

6 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, February 26, 2015, at 7:00 p.m. at 80 East
7 Park Drive, Elk Ridge, Utah.

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9 **ROLL CALL**

10 *Commissioners:* Kelly Liddiard, Colin Logue, Kevin Hansbrow, Lisa Phillips
11 *Absent:* David Clark, Cory Thompson, Andy Costin
12 *Others:* Mayor Shelley
13 Shay Stark, *City Planner*
14 Marissa Bassir, *Planning Commission Coordinator*
15 *Public:* Gary Hansen, Julie Smith, Jeff Smith, Chris Salisbury, Jim Chase

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17 **OPENING ITEMS**

18 Kelly Liddiard, Chair, welcomed at 7:00 PM. Opening remarks were said by Kelly Liddiard, Chair, followed by the pledge of
19 allegiance.

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21 **APPROVAL OF AGENDA**

22 There were not any changes to the agenda.

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24 **FEBRUARY 12, 2015 PLANNING COMMISSION MINUTES**

25 There were not any corrections to the minutes.

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27 **COLIN LOGUE MOTIONED AND KEVIN HANSBROW SECONDED TO APPROVE THE FEBRUARY 12, 2015**
28 **PLANNING COMMISSION MEETING MINUTES AS CURRENTLY WRITTEN. VOTE: YES - ALL (4), NO - NONE,**
29 **ABSENT - (3) DAVID CLARK, CORY THOMPSON, ANDY COSTIN**

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31 **NOMINATION AND VOTING OF PLANNING COMMISSION CHAIR AND CO-CHAIR**

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33 Colin Logue, PC, nominated Kelly Liddiard as planning commission chair. Kelly Liddiard accepted the nomination.

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35 **COLIN LOGUE MOTIONED AND DAVID CLARK SECONDED TO VOTE KELLY LIDDIARD AS PLANNING**
36 **COMMISSION CHAIR FOR 2015. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW, LISA**
37 **PHILLIPS**

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39 Kelly Liddiard, Chair, nominated David Clark as planning commission co-chair. David Clark accepted the nomination.

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41 **KELLY LIDDIARD MOTIONED AND CORY THOMPSON SECONDED TO VOTE DAVID CLARK AS PLANNING**
42 **COMMISSION CO-CHAIR FOR 2015. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW, LISA**
43 **PHILLIPS**

44
45 **HARRISON HEIGHTS PHASE 3 FINAL PLAT APPROVAL**

46 Shay Stark, City Planner explained that phase 1 of Harrison Heights was lots down Burke Lane that tied into Doe Hill Estates. Phase 2
47 runs on Christley Lane and was seven lots. Phase 3 will bring seven lots on Christley Lane down to Meadow Lark Lane, which runs
48 west from Doe Hill Estates. Phase 1 and 2 have already been previously approved and recorded. Phase 3 is what is being looked at for
49 final approval. The preliminary has been approved as a whole concept. The development is in the middle of a field and there aren't any
50 real slope issues. The development of phase 3 meets the City code and construction standards.

51 Kelly Liddiard, Chair, asked where phase 3 meets Doe Hill Estates, will it be connected.

52 Shay Stark, City Planner replied that Meadow Lark Lane will be connected and a through route will be created. Eventually the
53 development will go down and connect 11200 south. The Christley Lane is the dividing line for the two zones - R-1-15,000 and RR-1-
54 20,000, but the developer has chosen to create 20,000 square foot lots on both sides so it matched up and the frontages were the same
55 across the street. It will change once the curve in the road is formed and the lots to the north will be R-1-15,000 zoned. The lots to the
56 east by Cloward's lot are all zoned R-1-20,000.

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58 **KELLY LIDDIARD MOTIONED AND COLIN LOGUE SECONDED TO MOVE FORWARD THE HARRISON HEIGHTS**
59 **PHASE3 FINAL PLAT TO THE CITY COUNCIL AS PRESENTED. VOTE: YES - ALL (5), NO - NONE, ABSENT (2)**
60 **KEVIN HANSBROW, LISA PHILLIPS**

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62 **NON-AGENDA ITEM - LOAFER CANYON ROAD**

63 Colin Logue, PC, questioned when Loafer Canyon Road could be fixed. The pits and manholes are deep and need to be repaired.

64 Mayor Shelley explained when the road was overlaid and the sewer laterals were installed, the compaction was not done correctly.
65 Every time there is a dip in the road that is where a lateral is located. It has been around five years since the last overlay. It requires
66 another overlay and it is a lot of money to do. The budget doesn't allow it to be fixed within the year.

67 Colin Logue, PC, indicated that it is a major artery of town and needs to be prioritized.

68 Kelly Liddiard, Chair, commented that before the overlay, the laterals should be dug out, fixed and re-compacted.

69 Estimated fix and overlay would be around \$500,000. The Council and Mayor Shelley will look at putting it in the budget for 2016-
70 2017.
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73 **CITY COUNCIL UPDATE**

74 Mayor Shelley reported that the city is hiring a full-time assistant administrator to replace Janine Nilsson. The administrator will learn
75 all the various jobs of all employees over time, except accounts payable. Royce Swensen will be responsible for accounts payable. The
76 main function and reason for the full time position is to have some redundancy to have areas covered. The office will also be open a
77 little longer each day to accommodate residents. Interviews will begin on Tuesday. There have been about twelve people apply so far.
78 There has also been a lot of comment from residents on the City Park. There are three different configurations of the park for the
79 residents to look at and comment. It will be a multi-year completion for the park. If there is going to be a civic center, then the planning
80 needs to take place now to reserve monies for the future.

81 Mayor Shelley had a meeting with a couple of individuals regarding economic development. There are some ideas that will and have
82 been discussed and another meeting has been scheduled for mid-March. Ideally, Mayor Shelley would like to see the 25 acres that
83 Smarts own be annexed into the city and zoned for commercial. A restaurant has been discussed. He would like someone from the
84 planning commission to be in attendance at the meeting. Colin Logue, PC, volunteered to be in attendance.
85 The park bathrooms were also discussed, as well as security so the bathrooms could be opened. City wide clean up will be the week of
86 April 20 as well as a city-wide yard sale and at the end of the week, there could be a concert in the park.
87

88 **OTHER BUSINESS**

89 Shay Stark, City Planner informed the planning commission that the three parcels of Wendell Hansen were sold back in November. The
90 parcels do not have water so they purchased the water shares from Wendell Hansen and those shares are on West Mountain. They will
91 have to go through a change application with the state to have them transferred to Elk Ridge.
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93 **KELLY LIDDIARD MOTIONED AND CORY THOMPSON SECONDED TO ADJOURN THE MEETING FOR FEBRUARY**
94 **12, 2015. VOTE: YES – ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW, LISA PHILLIPS**
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97 **ADJOURNMENT** – The meeting was adjourned at 7:43 p.m.
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Planning Commission Coordinator