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5 **ELK RIDGE PLANNING COMMISSION**

6 **June 11, 2015**

7 **TIME AND PLACE OF MEETING**

8 A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, June 11, 2015, at 7:00 p.m. at 80 East  
9 Park Drive, Elk Ridge, Utah.

10 **ROLL CALL**

11 *Commissioners:* Kelly Liddiard, Kevin Hansbrow, Colin Logue, Stacey Petersen  
12 *Absent:* Andy Costin, David Clark, Lisa Phillips  
13 *Others:* Mayor Hal Shelley  
14 Shay Stark, *City Planner*  
15 Melanie Hoover, *Planning Commission Coordinator*  
16 *Public:* Frank Montague, Dale Bigler, Dean Ingram

17 **OPENING ITEMS**

18 Kelly Liddiard, welcomed at 7:00 PM. Opening remarks were said by Kevin Hansbrow followed by the pledge of allegiance.  
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20 **APPROVAL OF AGENDA**

21 There were not any changes to the agenda.  
22

23 **1. MAY 14, 2015 PLANNING COMMISSION MINUTES**

24 There were not any corrections to the minutes.  
25

26 **STACEY PETERSEN MOTIONED AND KELLY LIDDIARD SECONDED TO APPROVE THE MAY 14, 2015 PLANNING**  
27 **COMMISSION MEETING MINUTES AS CURRENTLY WRITTEN. VOTE: YES - ALL (4), NO - NONE, ABSENT - (3)**  
28 **ANDY COSTIN, DAVID CLARK, LISA PHILLIPS.**  
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30 **2. DISCUSSION/DECISION ON MONTAGUE SUBDIVISION REGARDING ENVIRONMENTAL ISSUES.**

31 Shay Stark presented planning commission the plans for the single lot Montague Subdivision located on the southwest corner of Hillside Drive  
32 and Salem Hills Drive. This lot was originally combined with another lot and was split by a land sale. In order to make this a legal lot of  
33 record, the plan needs to go through the subdivision process. This is in the HR-1 zone (hillside residential) with slope and environmental  
34 considerations. Mr. Stark referred to the letter provided by Frank Montague requesting to adjust the setbacks to 25 feet based on  
35 environmental issues. Mr. Stark explained the house needs to be forward to avoid being built on the 20-30% slopes. He presented an overhead  
36 view of the drainage flow. He explained he has had discussion with Mr. Montague to preserve the flow. He reported the drainage has flooded  
37 the Brockbank's yard and with the improvements in the road and curb and gutter in place, the flow can be channeled further to the west onto  
38 the dirt road portion of Salem Hills Drive. The house will be built on the south end of the 1.4 acre lot. The basement will be at ground level so  
39 there won't be much of a hole dug to build the house. The drainage will be carried out and connected to the Houghton's along the street. Kevin  
40 Hansbrow feels the house may have to be shifted to the North of the lot to avoid having the home built on the slope. Planning Commission had  
41 questions in regards to the contour lines and colors on the slope diagram and Mr. Stark requested Mr. Montague contact his engineer to clarify  
42 this issue. Mr. Liddiard suggested moving the home north 15-20 feet but still maintaining the drainage.  
43

44 **KEVIN HANSBROW MOTIONED, KELLY LIDDIARD SECONDED TO TABLE THE SET BACK ADJUSTMENT**  
45 **REQUEST AS MR. MONTAGUE WAS GIVEN DIRECTION TO SPECIFY CONTOUR SLOPE DIAGRAM, SHIFT HOME**  
46 **LOCATION BUT STILL MAINTAIN DRAINAGE AND BRING REQUEST BACK TO PLANNING COMMISSION. VOTE:**  
47 **YES - ALL (4), NO - NONE, ABSENT - (3) ANDY COSTIN, DAVID CLARK, LISA PHILLIPS.**  
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49 **3. DISCUSSION/RECOMMENDATION FOR WRITTEN AMENDMENT ON CODE CHANGE ON SETBACKS.**

50 Shay Stark referred to the current city code on setbacks in R1-12000 zoning as 30 feet front, 12 feet side, 30 feet rear, and 30 feet side on  
51 corner lots. The PUD overlay on 7000 square foot lots is 25 feet front, 8 feet side, 25 feet rear, 25 feet side on corner lots. Mr. Stark reminded  
52 Planning Commission that the minimum square footage requirement was increased without considering the consequences in regards to  
53 setbacks. Setbacks are not an issue on large lots but has an impact on fitting homes on smaller lots, specifically corner lots. Mr. Stark stated the  
54 setbacks requirements affect all lots throughout Elk Ridge. He is aware of two other lot owners unable to fit a home on their lot. Mr. Ingram  
55 cannot fit a three car garage house plan on 1/3 acre lots. Mr. Stark presented the 30 feet line of site on a corner lot and showed if the set back is  
56 adjusted down to 20 feet, the line of site is not affected. Mr. Stark does not want to adjust the 12 feet side setbacks but suggests Planning  
57 Commission to come with a recommendation to take to City Council for an amendment approval. Mr. Stark proposed to allow a 30-25 feet  
58 setback stagger. Planning Commission wants a stagger but feels there is no way to regulate. Mr. Stark requests to reduce the setbacks from 30  
59 feet on corner lots to 25 feet. Planning Commission feels that the setbacks could be changed to the option of 25 feet front and 30 feet back OR  
60 30 feet front and 25 feet back.  
61

62 **PLANNING COMMISSION'S RECOMMENDATION TO CITY COUNCIL IS AS FOLLOWS: CHANGING THE SETBACKS**  
63 **WITHIN THE CITY TO HAVE THE OPTION OF 25 FEET IN THE FRONT OR THE BACK AND CHANGING THE SIDE**  
64 **SETBACKS ON CORNER LOTS TO 25 FEET AND TO 20 FEET WITHIN THE PUD.**  
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66 **4. DISCUSSION/RECOMMENDATION ON ROUNDABOUT.**

67 Dean Ingram presented Planning Commission with a packet he prepared for their review in regards to the roundabout plans. The decision  
68 needs to be made in order for him to record his next phase. Mr. Stark presented Mayor Shelley's concerns of safety and location size in regards  
69 to the roundabout. In 2005, the initial plans for the roundabout were included within the PUD at Elk Ridge Drive and Goosenest Drive. One of  
70 the main reasons why the roundabout was included was because of the Cloward Drive location. This issue has dissolved since the portion of  
71 Cloward drive has been sold to Dean Ingram. The other reason why the roundabout was included was to have a monument entrance to the city  
72 in the middle of the roundabout and currently the entrance to the city is further north. Mr. Stark presented Mayor Shelley's concerns of safety  
73 and location size in regards to the roundabout. Mr. Stark agrees that the roundabout will work but will be in a tight space area. He presented an  
74 overhead view of a roundabout location in Salt Lake City that is located on a hill that is successful. He reported that in his research there are  
75 six times less crashes in roundabouts than intersections and the main cause of the crashes is due to speed. Colin Logue had questions in regards  
76 to pedestrian safety issues. Mr. Stark presented the alternate plan of having Elk Ridge Drive go straight through and a two way stop at  
77 Goosenest Drive with planter strips located in the center of Elk Ridge Drive. Colin Logue and Kelly Liddiard suggested using pedestrian  
78 flashing lights and/or flags for crossing purposes. Mr. Stark suggested having a traffic engineer perform a study.  
79

80 **PLANNING COMMISSION'S RECOMMENDATION TO CITY COUNCIL IS AS FOLLOWS: ELIMINATE THE**  
81 **ROUNDABOUT AND INSTALL CENTER PLANTER STRIPS OR CURBS WITH A TWO WAY STOP AT GOOSENEST DRIVE.**  
82 **THEY SUGGESTED A STUDY TO BE DONE BY A TRAFFIC ENGINEER.**  
83

84 **5. DISCUSSION/RECOMMENDATION SILVERWOLF ROAD WITHIN ELK RIDGE MEADOWS.**

85 Shay Stark, presented Dean Ingram's proposal which affects the consideration of the Goosenest Elk Ridge Drive intersection. Mr. Ingram is  
86 asking the City to consider the termination of Silver Wolf Road at Cotton Tail Lane. This modification allows Mr. Ingram to avoid the 10%  
87 grade on Silver Wolf, simplifying the construction of infrastructure and simplifying drainage issues associated with the building lots. The  
88 vertical transition between homes would now be spread over 50 feet of setbacks in back yards instead of the 16 foot side setbacks. The  
89 proposed four-way intersection at Cotton Tail Lane changes the conditions with the Goosenest intersection as it creates additional left hand  
90 turns onto Elk Ridge Drive and places additional traffic movements at the toe of the 10% slope creating potential horizontal and vertical line of  
91 sight issues.  
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93 **PLANNING COMMISSION AGREED WITH THE PLANS PRESENTED BUT DID NOT GIVE A RECOMMENDATION.**  
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96 **6. OTHER BUSINESS**

97 There was not any other business discussed.  
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99 **STACEY PETERSEN MOTIONED, DAVID CLARK SECONDED TO ADJOURN THE MEETING FOR JUNE 11, 2015.**  
100 **VOTE: YES – ALL (4), NO - NONE, ABSENT - (3) ANDY COSTIN, DAVID CLARK, LISA PHILLIPS.**  
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103 **ADJOURNMENT** – The meeting was adjourned at 9:15 p.m.  
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Planning Commission Coordinator