

1 **ELK RIDGE PLANNING COMMISSION**

2 **February 11, 2016**

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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 11, at 7:00 p.m. at 80 East Park
7 Drive, Elk Ridge, Utah.
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9 **ROLL CALL**

10 *Commissioners:* Stacey Peterson, David Clark, Colin Logue, Jim Chase, Gregg Anderson, Paul Crook
11 *Absent:* Lisa Phillips
12 *Others:* Mayor, Hal Shelley
13 Royce Swensen, *City Recorder*
14 Shay Stark, *City Planner*
15 Brianne Bailey, *Planning Commission Coordinator*
16 *Public:* Brent Skipper, Scott Peterson, Nathaniel Mitchell, Don Hooks, Rosalie Hooks, Tyson Currie
17

18 **OPENING ITEMS**

19 Mayor Hal Shelley, acting as Chair, welcomed at 7:00 PM. Opening remarks were said by Stacey Peterson followed by the pledge of
20 allegiance led by Colin Logue.
21

22 **APPROVAL OF AGENDA**

23 Nay, there are changes to the agenda.
24

25 **DAVID CLARK MOTIONED AND GREGG ANDERSON SECONDED TO AMEND THE AGENDA TO TAKE #4 TO #1.**
26 **VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) LISA PHILLIPS**
27

28 **OTHER ACTION ITEM**

29 **4. NOMINATION AND VOTING FOR PLANNING COMMISSION CHAIR AND CO-CHAIR**

30 The Planning Commission members discussed the nomination of Chair and Co-Chair. They explained that David Clark has been on Planning
31 Commission the longest. Mayor Shelley acknowledged that but recommended Stacey Peterson as Chair.
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33 **DAVID CLARK MOTIONED AND COLIN LOGUE SECONDED STACEY PETERSON TO BE APPOINTED AS THE**
34 **CHAIR. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) LISA PHILLIPS**
35

36 **GREGG ANDERSON MOTIONED AND STACEY PETERSON SECONDED DAVID CLARK TO BE APPOINTED AS THE**
37 **CO-CHAIR. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) LISA PHILLIPS**
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39 **APPROVAL OF AGENDA**

40 The agenda was amended.
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42 **COLIN LOGUE MOTIONED AND STACEY PETERSON SECONDED TO APPROVE THE AMENDED AGENDA FOR**
43 **TODAY FEBRUARY 11, 2016. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) LISA PHILLIPS**
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46 **PUBLIC HEARING AND ACTION**

47 **1. PRELIMINARY PLAT APPROVAL FOR PARKSIDE COVE**

48 Shay Stark presented an overhead view of the Parkside Cove plat map and gave a brief explanation on the development. This property is
49 located west of the City Park by the City Offices on about 15.49 acres. The city council approved the Senior Housing Overlay and there is a
50 proposed 60 units to be built for a 55 and older community. He turned the time over to the developer, Brent Skipper.

51 Brent Skipper explained why he chose the location for Parkside Cove, and stated that he felt the Senior Housing Overlay was perfect for this
52 location and it would be an excellent opportunity for residents to downsize, and be able to stay in Utah County and still have access to the
53 Payson Temple and other local amenities. He explained from a marketing perspective this is a great project and it will be a great asset to the
54 City of Elk Ridge, mainly because this is a very desirable resident demographic to have here, low maintenance, no stress on school system, and
55 low traffic. Mr. Skipper feels that this is the text book perfect type of development. There will be little pocket parks and open spaces
56 throughout the development for the sake of conservation and leave it as natural as possible. There will be a very minimal HOA. All of the
57 streets are public streets which will be very wide and accessible. The trail system will also be incorporated and there will be very nice
58 landscaping.

59 Gregg Anderson asked how many square feet will the units be?

60 Brent Skipper replied approximately 2,600-2,700 square feet including the basement.

61 Stacey Peterson asked what the fascia will look like.

62 Brent Skipper replied they will look similar but still have differences. They are not going to cut corners on the elevations of these homes. He
63 stated the development will have rock, roof pitch and design invested into each of the homes.
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Stacey Peterson opened the meeting for public comment.

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69 Jana Waterman, 48 S Hillside Drive, explained where she was located and that she has lived here for 16 years and does not want the Hillside Drive
70 extension to go through. She does not want the traffic and she is concerned it will become a short cut and speed will be a big factor.

71 Brent Skipper explained that Hillside Drive was in the General Plan for a reason but they are considering terminating the extension of Hillside
72 Drive. He explained it would be too steep and the grade would need an exception along with a lot of fill.

73 Colin Logue asked what the maximum grade is.

74 Shay Stark explained the maximum grade is 10% and he looked closer at the plans and realized it may not work for the road to be extended because
75 the existing grade is already 12-13% and the code requires the intersection to be flattened out so there would need to be 10+ feet of fill in the
76 intersection towards the bottom of Hillside Drive.

77 Brent Skipper recommended Hillside Drive be stubbed out and the extension of Hillside Drive eliminated. He feels this will benefit the city and
78 future homeowners. He would like to start development this summer if possible.

79 Shay Stark explained the trail system will tie into the existing city access easement.

80 Rob Fitzgerald expressed his relief that the city and the Developers have taken the time to look into this development so much and really looked at
81 all the different options. He explained that he recently checked the grades on Hillside Drive and he measured close to 14% grades. He feels that it
82 would be a huge safety issue if the extension of Hillside Drive was approved. Mr. Fitzgerald asked if there was insurance in the development codes
83 that would keep it as a Senior Community and not turn it into rentals. He also was concerned with the amount of elderly people that would be
84 moving in it would be a lot for the ward to care for.

85 Brent Skipper replied to Rob Fitzgerald stated there will be CCR's for this development in a development agreement. He explained the code states
86 80% of the people living in Parkside Cove will need to be 55 and older but it will still be a very active community with them not envisioning many
87 kids, there will be less traffic, and many of the residents will still be working. He explained that the ward will figure out a way to take care of the
88 increase of homeowners in this development.

89 Rosalie Hooks asked if the second outlet would come out at Columbus Lane or not? How much is the ballpark price for the homes? Will there be
90 fences or rock walls around the development?

91 Brent Skipper replied to Rosalie Hooks' questions stating the second outlet would not come out at Columbus Lane and he can't make any promises
92 but they will be selling the homes for around \$275,000 to \$300,000. He also explained the development will be left open and landscaped with no
93 fences or rock walls and they will be keeping as much natural vegetation as possible and explained there will be a trail that connects to the trail
94 system and will leave it as accessible as possible.

95 Colin Logue asked is there a commitment to finish all four phases.

96 Brent Skipper explained his commitment is to finish all four phases and there is a development agreement that will state all of these conditions.

97 David Clark was concerned about the zeroscaping.

98 Brent Skipper replied this development will be first class with green, lush curb appeal and he wants to conserve water and save on HOA fees.

99 David Clark asked about the drainage and if there will be any issues with the current plans proposed.

100 Scott Peterson, Engineer, explained the drainage map and the 100 year storm was taken into consideration in the plans and there are ponds that will
101 hold water during a major storm and explained the pipeline will convey water to the other side of the road and only during flood conditions will the
102 pipeline be needed. Small storms are all taken care of within the plans proposed.

103 David Clark asked will there be any retaining walls.

104 Scott Peterson explained there will be a few retaining walls for natural drainage.

105 Paul Crook explained in the CCR's it bans flags and we can't ban the American flag it's a federal law. (Section 10.3)

106 Brent Skipper explained they will definitely conform to that and they will not be banning the American Flag in the development.

107 Nathanial Mitchell owns property to the south of the development, positioned as a high end development. He is concerned that the density of homes
108 going in Parkside Cove will lower the cost of the other homes surrounding it. He is concerned that the 1300 sq. ft. on the main level and basements
109 of the these homes is worth \$300,000

110 Brent Skipper explained he misspoke and the minimum square footage required is actually 1400 sq. ft. so the homes are going to be close to 3000
111 sq. ft. total.

112 David Clark explained the other developments that have been going in have not affected the property value in Elk Ridge. The property value in Elk
113 Ridge continues to rise.

David Clark closed public comment.

Stacey Peterson opened discussion between Planning Commission members.

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119 Shay Stark presented an overhead view of Parkside Cove and discussed the dangerous grades on Hillside Drive and he doesn't want the all the
120 homes built on fill. He feels if the Hillside Drive extension goes in it will end up becoming a raceway like Elk Ridge Drive. He stated we could put
121 in speed tables which made the most sense. There is no good location for the speed tables though it's too dangerous to put at the top or the bottom
122 of the extension. Mr. Stark explained the General Plan shows the road going in but feels it's not relevant anymore. In order to take out the extension
123 of Hillside Drive the developer would need to revise the plans and review them closer. Shay Stark recommended to table this and look into
124 revisions on the plans.

125 Paul Crook wonders how they will ever put the extension of Hillside Drive in, it's steep.

126 Jim Chase likes the changes in the roads and the concept changes.

127 David Clark feels the seniors will like the privacy and he likes the idea of the road not going in.

128 Colin Logue agrees to table this for further discussion and wait to get a new map. He feels that the selling point would be higher without the road
129 going in because the buyers wouldn't be seeing the traffic on Hillside Drive.

130 Gregg Anderson feels the city needs this senior community and it will be great and he agrees the road needs to be moved and agrees that there
131 needs to be further discussion upon getting a new map

132 Mayor Shelley introduced Bruce Thorpe and asked that he add some input on this issue,

133 Bruce Thorpe explained he liked the discussion and agrees that it needs to be tabled also. He thinks the less traffic that will be in this community
 134 the better. He likes the concept of the Parkside Cove development.
 135 Shay Stark asked that we look into the Fair Housing law and look into the codes and see if anything violates that, he recommended not to make any
 136 changes but to see what rules specifically apply to the association directly.
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138 **GREGG ANDERSON MOTIONED AND DAVID CLARK SECONDED TO TABLE THE DISCUSSION UNTIL PLANNING**
 139 **COMMISSION GETS A NEW MAP. VOTE: VOTE: YES - ALL (6), NO - NONE, ABSENT - (1) LISA PHILLIPS**
 140

141 **PLANNING COMMISSION BUSINESS**

142 **2. MAYOR SHELLEY DISCUSSION ON DEFINING ROLES IN PUBLIC HEARING MEETING**

143 Mayor Shelley explained at the last meeting we discussed what we were going to do with the City Property. He stated that the focus and intent
 144 for the Planning Commission is to address and look at if it applies to the city code whether the Planning Commission members like it or not.
 145 They need to work with the City Planner and make a recommendation. Mayor Shelley explained that Ty Ellis on City Council is working on
 146 doing another survey to the whole city that will help get the input the city needs to move forward with the decisions on the City Property. He
 147 explained there are some views that will be affected but the property belongs to the city not to an exclusive neighborhood. He would like to get
 148 as much input as possible and see if selling some of the property is a viable option and Planning Commission will need to make the best
 149 recommendation possible. Mayor Shelley also explained if we are going to fund a building on the City Property we need to follow the budget
 150 and make it work with what we have and if it falls within the budget. Gregg Anderson asked should we not of held the meeting like we did last
 151 time? Was it too opinionated? Mayor Shelley explained it wasn't bad it was a learning experience for the Planning Commission members. He
 152 also stated that one of the main concerns for Planning Commission is to make sure it falls within the city code.
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154 **3. REVIEW BY-LAWS AND STIPEND**

155 Mayor Shelley explained to the Planning Commission members that the By-Laws need to be reviewed again and Planning Commission
 156 members attendance needs to be closer looked at and monitored. He stated the attendance for Planning Commission members needs to be
 157 above 75% or that member will need to be taken off Planning Commission. Mayor Shelley reiterated that Planning Commission members need
 158 to keep open communication between Brianne Bailey, Planning Commission Coordinator or Shay Stark, City Planner and help keep everyone
 159 on the same page. He recommended the Planning Commission members review the By-Law codes and see if there needs to be any changes or
 160 updates. Mayor Shelley discussed the option of having a stipend. He explained Dale Bigler recommended offering \$25 a month to each
 161 Planning Commission member out of his own pay for being on City Council. The Planning Commission members were all in agreeance they
 162 are there as volunteers and were ok not having the pay. Shay Stark explained to Planning Commission they should not feel bad about taking
 163 things into consideration if and when issues need to get tabled than they get tabled for more research and follow-up. Stacey Peterson suggested
 164 the General Plan be reviewed on a Saturday or before and after Planning Commission meetings and work on little portions at a time, maybe a
 165 chapter each time. Mayor Shelley explained there will need to be lots of personal review and study first.
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167 **OTHER ACTION ITEMS**

168 **5. REVIEW AND APPROVE MEETING MINUTES FOR JANUARY 28, 2016**

170 **COLIN LOGUE MOTIONED AND JIM CHASE SECONDED TO APPROVE THE MEETING MINUTES FOR JANUARY**
 171 **28, 2016 PLANNING COMMISSION MEETING. VOTE: YES - ALL (6), NO - NONE, ABSENT - (1)LISA PHILLIPS**
 172

173 **CITY BUSINESS**

174 **6. CITY COUNCIL UPDATE**

175 Mayor Shelley explained the city is working on several issues and there has been a grant approval to be released in 2020 for \$5.2 million to
 176 widen Elk Ridge Drive. Mayor Shelley is hoping this will be expedited and moved forward more quickly. There are still a lot of things that
 177 need to be worked out before it is finalized. The city is currently working on what types of economic development can be available for the city
 178 and he is looking into many different options.
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180 **7. OTHER BUSINESS**

182 No other business to report
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185 **ADJOURNMENT** – meeting adjourned at 9:07 pm
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