

1 **ELK RIDGE PLANNING COMMISSION**

2 **May 26, 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, May 26, 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, Paul Crook, Bruce Thorpe, Gregg Anderson
11 *Absent:* Colin Logue - Alt (recovering/back surgery), Jim Chase (out of town), Lisa Phillips (family emergency)
12 *Others:* Mayor, Hal Shelley
13 Shay Stark, *City Planner*
14 Brianne Bailey, *Planning Commission Coordinator*
15 *Public:* Sam Drown

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17 **OPENING ITEMS**

18 Stacey Peterson welcomed at 7:05 PM. Opening remarks were said by Stacey Peterson followed by the pledge of allegiance.

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20 **APPROVAL OF AGENDA**

21 There were not any changes to the agenda.

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23 **GREGG ANDERSON MOTIONS AND PAUL CROOK SECONDED TO APPROVE THE AGENDA AS CURRENTLY**
24 **WRITTEN. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, JIM CHASE, LISA PHILLIPS**

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26 **ACTION ITEMS**

27 **1. REVIEW AND APPROVE MEETING MINUTES FOR 4/28/2016**

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29 **PAUL CROOK MOTIONS AND DAVID CLARK SECONDED TO APPROVE THE MINUTES FOR 4/28/2016.**
30 **VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, JIM CHASE, LISA PHILLIPS**

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32 **2. PARKSIDE COVE PHASE 2 FINAL PLAT APPROVAL**

33 Shay Stark projected the final plans for Parkside Cove Phase 2 and discussed what was reviewed in the previous TRC meeting and the
34 concerns for drainage in the homes in certain sections of the development, especially lots 22 and 23. Shay Stark explained he feels really good
35 at how the plans are laid out and feels everything will work well with drainage. Mr. Stark also explained the changes made on the plat map
36 from the TRC meeting to this meeting which are very minor and will not affect the overall layout of the design. He also explained the
37 drainage on lot 20 and 21 are steeper and will most likely have a retaining wall. Shay Stark explained the Developer, Castle Creek Homes, will
38 have Atlas Engineering put together the site plans for each one of the units, and look at the relationship between each of the units as well.
39 Bruce Thorpe asked what the difference in elevation between each line on the plat map is. Shay Stark explained it is about 1 foot, and typically
40 it's not allowed to have a greater than a 2 to 1 slope. David Clark had a question from page 3 of the final plans in regards to berms. Shay Stark
41 stated that is standard language within most plans. He also stated the best way to handle berms are raised flower beds usually which help to
42 keep run off water from going onto the neighbor's lawn. Mr. Stark stated it would be a good idea for the developer to walk around with the
43 homeowner on their property and explain the site plan and drainage features with them so they know how to landscape the yards. Sam Drown,
44 Castle Creek Homes, explained he is the developer and the builder and they are not going to sell off lots and homeowners aren't doing
45 landscaping. The civil guy they work with will be doing the site plans on the buildings, so all the way through the process it's basically himself
46 controlling the development even through the landscaping process before a Certificate of Occupancy is issued and it gets turned over to the
47 HOA. The HOA will be doing the landscaping even after the project is complete. Shay Stark explained the design meets the code.

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49 **DAVID CLARK MOTIONS AND GREGG ANDERSON SECONDED TO APPROVE PARKSIDE COVE PHASE 2 FINAL**
50 **PLAT APPROVAL. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, JIM CHASE, LISA PHILLIPS**

51
52 **CITY BUSINESS**

53 **3. CITY COUNCIL UPDATE**

54 Mayor Shelley explained that Ty Ellis, City Councilman, is working on putting together the city survey results which is already over 100 pages
55 long at this point. Mayor Shelley explained the majority of residents were unhappy with the General Plan. Shay Stark explained he feels the
56 residents don't understand the General Plan well. He explained there is a section in the General Plan on Economic development but the city
57 residents are very against it, so the city is trying it's very best to follow the General Plan. Shay Stark explained there is a lot of growth and we
58 are seeing in the newest homes being built there is a different demographic coming into town verses the demographics of residents in the
59 Salem Hills Subdivisions verses the demographics of residents on the hill on the west side of Elk Ridge, so there are 3 different groups of
60 residents with 3 very different ideas. Mayor Shelley explained over 200 + responded to the City Survey. Stacey Peterson asked can the
61 presentation be made available to the Planning Commissioners. Mayor Shelley asked Brianne Bailey to follow up on this and see if there is a
62 simplified version that can be looked at now. Bruce Thorpe asked if the City Survey results will be available online. Mayor Shelley stated yes
63 once it's complete. David Clark explained he couldn't find the city budget online. Mayor Shelley explained it's on the city website and is still
64 a tentative budget not finalized yet. He explained the Truth in Taxation meeting will be held in August this year.

67 4. OTHER BUSINESS

68 Shay Stark handed out a memo of the city's cul-de-sac codes to review with the Planning Commission members. His suggestion is that all the
69 cul-de-sac codes should be put into one section of the codes, under the subdivision section. Mr. Stark explained the codes need to be simplified
70 because they are very contradictive. He stated he will create a memo for this to be put as an item on the next Planning Commission meeting
71 but would like the Planning Commission members to review these codes for discussion next time.

72 **STACEY PETERSON MOTIONED AND DAVID CLARK SECONDED TO ADJOURN THE MEETING.**

73 **VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, JIM CHASE, LISA PHILLIPS**

74 **ADJOURNMENT** – meeting adjourned at 7:57 pm
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Planning Commission Coordinator