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5 **ELK RIDGE PLANNING COMMISSION**

6 **June 9, 2016**

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9 **TIME AND PLACE OF MEETING**

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

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13 **ROLL CALL**

14 *Commissioners:* Stacey Peterson, David Clark, Jim Chase, Paul Crook, Lisa Phillips, Gregg Anderson
15 *Absent:* Colin Logue - Alt (recovering/back surgery), Bruce Thorpe (Stacey Peterson, Chair - dismissed Bruce Thorpe
16 because we had enough Planning Commissioners in attendance - doesn't go against his attendance)
17 *Others:* Shay Stark, *City Planner*
18 Brianne Bailey, *Planning Commission Coordinator*
19 *Public:* Dallan Olson, Angelia Olson, Garrett Palombo, Tecia Palombo, Emilie Nielson, Gerry Whiting, Rosetta
20 Whiting, Charles Martin, Annette Martin, Jessica Barrett, Kathryn Wilkinson

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22 **OPENING ITEMS**

23 Stacey Peterson welcomed at 7:00 PM. Opening remarks were said by Gregg Anderson followed by the pledge of allegiance.

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25 **APPROVAL OF AGENDA**

26 There were changes to the Agenda.

27
28 **JIM CHASE MOTIONS AND GREGG ANDERSON SECONDED TO REMOVE MINUTES AS ACTION NUMBER 1 ON
29 THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) COLIN LOGUE, BRUCE
30 THORPE**

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32 **ACTION ITEMS**

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

34 No action taken at this time.

35
36 **2. APPROVAL OF PROPOSED CONDITIONAL USE PERMIT, ACCESSORY BASEMENT APARTMENT**

37 Shay Stark projected an overhead view of 1219 Christley Lane showing the proposed accessory basement apartment. He explained the main access
38 to the apartment would be in the back of the home which has a walk-out basement. He also stated there are not many issues with this from the staff
39 review except making sure we have the correct number of parking spaces and what is labeled RV Pad will need to be clarified on the Plan Sheet.
40 Shay Stark stated the bigger item to address is how people are going to get from the parking to the front door of the basement apartment and making
41 sure the walk way to the entrance is paved or a hard surface. He explained this is a public safety issue and if there is an emergency and an
42 ambulance is called out they will need a clear route and access to the apartment. Shay Stark's recommendation is that the conditional use permit can
43 be approved contingent upon the sidewalk and parking will be required to be shown on the site plan before a certificate of occupancy can be issued.

44
45 **Stacey Peterson opened Public Comment**

46 Dallan Olson has concerns with the rentals in general. He explained there are 5 rentals on their street and parking in the winter became an issue, and
47 yard maintenance becomes an issue.

48 Stacey Peterson explained the homeowners will be living in the home on the first floor, so yard maintenance should not be an issue and there is
49 plenty of parking.

50 Shay Stark explained in order for a conditional use permit for an accessory basement apartment to be approved the homeowner has to occupy the
51 residence. He also stated the homeowners are issued a letter to comply with drainage swells and there are arrows on the plan sheet the applicant's
52 provided that clearly state the drainage of the property.

53 Angelia Olsen explained they built in the area they did because they thought it would be a single family dwelling neighborhood, she is not for
54 rentals and feels that we need stricter codes on this issue.

55 Kathryn Wilkinson feels the same about the single family homes only and doesn't like the idea of having too many cars.

56 Shay Stark explained state law will not allow the city to be stricter than what the state law says and state law will not allow us to put a limitation on
57 the number of people who live in a home.

58 Jessica Barret was there to see if it was approved as long as it met code.

59 Charles Martin who is the homeowner explained he understands everyone's concerns and he has built before and been on committee's like this and
60 they looked into everything and have been following procedure. He said one of their main concerns was parking and they don't want street parking
61 as well so there will be plenty of room for parking. Mr. Martin explained he was not aware of the sidewalk leading from the parking to the front
62 door of the basement apartment but they will correct that and it will be on the site plan.

63
64 **Stacey Peterson closed Public Comment**

66 **GREGG ANDERSON MOTIONS AND JIM CHASE SECONDED TO APPROVE THE CONDITIONAL USE PERMIT, FOR**
67 **THE ACCESSORY BASEMENT APARTMENT CONTINGENT UPON THE PARKING AND THE SIDEWALK BEING ON**
68 **THE SITE PLAN. VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) COLIN LOGUE, BRUCE THORPE**
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70 **PLANNING COMMISSION BUSINESS**

71 **3. DISCUSSION ON PROPOSED AMENDMENTS, ACCESSORY BUILDING CODES 10-12-05**

72 Shay Stark explained the proposed amendments to the Accessory Building codes and explained it gives homeowners more flexibility and relatively
73 easy to administer. Jim Chase explained on section A2 Accessory structures "at grade patios" needs to be stricken out. He also explained section G2
74 which is on portable accessory buildings, and gave a scenario if he wanted to run power to that kind of a building would he need a permit for that.
75 David Clark said he doesn't think it would need a building permit. Shay Stark explained that we will need to check into the international building
76 codes and see if it needs inspections or not and research into that a little further. Jim Chase explained these proposed codes do not talk about solar
77 panels and that may need to be addressed also. He also explained he will amend the changes and bring a finalized copy to the office for a Public
78 Hearing next time to approve the proposed amendments to the Accessory Building Codes. All Planning Commissioners were in agreeance with the
79 proposed changes.
80

81 **4. DISCUSSION ON CUL-DE-SAC CODES, SECTION 10**

82 Shay Stark asked the Planning Commissioners if they had a chance to review the memo he created in regards to the proposed amendments to the
83 cul-de-sac codes. All Planning Commissioners did have a chance to review the memo and were in agreeance with the proposed changes and stated
84 this will move forward to a Public Hearing next meeting for approval of the proposed amendments to the Cul-de-sac codes.
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86 **CITY BUSINESS**

87 **5. CITY COUNCIL UPDATE**

88 None at this time.
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90 **6. OTHER BUSINESS**

91 Brianne Bailey reminded the Planning Commissioners the meeting being held to discuss the current water/well situation will be held at 8:00 pm
92 tonight.
93

94 **JIM CHASE MOTIONED AND DAVID CLARK SECONDED TO ADJOURN THE MEETING.**

95 **VOTE: YES - ALL (6), NO - NONE, ABSENT - (2) COLIN LOGUE, BRUCE THORPE**
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97 **ADJOURNMENT** – meeting adjourned at 7:33 pm
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100 _____
101 Planning Commission Coordinator