

ELK RIDGE
PLANNING COMMISSION
March 5, 2020

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday March 5, 2020 at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Darren Hinton Gordon Reynolds, Jared Barton, Matthew Stewart Absent: Wayne Jones, Matt Stewart
Others: Royce Swensen *City Recorder*, Laura Oliver *PC Coordinator*
Public: Leslie King, Eugene Sullivan, Jeremy Witt, John Lemmons, Kyle Houghton, Jason Rickards

OPENING ITEMS

Wayne Jones welcomed at 7:00 PM. Opening remarks were said by Gordon Reynolds followed by the pledge of allegiance.

PLANNING COMMISSION PUBLIC HEARING:

1. MUNI SUBDIVISION

This is a 2 lot subdivision with an existing home on lot 1 on Alpine Dr.

Darren Hinton opened the public hearing.

There was no public comment.

Darren Hinton closed the public hearing.

2. HOUGHTON SUBDIVISION

This is a 1 lot subdivision on Loafer Canyon Road.

Darren Hinton opened the public hearing.

There was no public comment.

Darren Hinton closed the public hearing.

3. SMART SUBDIVISION ANNEXATION ORDINANCE

Darren Hinton stated this is to approve the ordinance for the Smart Annexation only.

Darren Hinton opened the public hearing.

Leslie King voiced is opinion to the city council as well. He is in favor of the annexation as long as the lots stay large and he is not in favor of the commercial part. He is worried about empty buildings and blight. He is worried about traffic flow and would like to keep it from emptying on Sky Hawk Dr. and have it go onto Elk Ridge Dr. or consider putting in a stop sign coming down the hill at Sky Hawk Dr. He is worried about views and would like to keep he homes single story.

John Lemmon's stated his primary concern is commercial and there is too much uncertainty about commercial in the area and the limited scope of businesses that could be successful there.

Darren Hinton closed the public hearing

4. FLOOD DAMAGE PREVENTION ORDINANCE

This is a renewal of the ordinance the city had to put in place for FEMA

Darren Hinton opened the public hearing

There was no public comment

Darren Hinton closed the public hearing

PLANNING COMMISSION ACTION ITEMS

1. HOUGHTON SUBDIVISION PRELIMINARY AND FINAL APPROVAL

Darren Hinton stated the Planning Commission went to the lot and reviewed the lot and driveway and spoke with the city planner and the property owner regarding exceptions being requested. The exceptions being sought are the length of the driveway and grade/slope of the driveway; the property cannot be accessed otherwise. There were no issues or concerns

GORDON REYNOLDS MOTIONED TO APPROVE THE HOUGHTON SUBDIVISION PRELIMINARY AND FINAL PLAT WITH THE EXEMPTION TO THE LENGTH AND SLOPE OF THE DRIVEWAY AND THE 30% GRADE TO THE DRIVEWAY DARREN HINTON SECONDED

VOTE AYE (3) NAY (0) APPROVED Absent, Wayne Jones, Matt Stewart

2. **PROPOSED SMART PROPERTY ANNEXATION ORDINANCE APPROVAL**

Darren Hinton stated that the ordinance lists the residential lots as R1-12,000 and the commercial property on the corner as shown in the General Plan. Jared Barton stated that he does not want to make exceptions for builders and thinks that the city needs to stick to the general plan and the code. He understands reasoning for the 12,000 sq.ft. lots and it makes sense for this annexation but wants to state that he does not want the city going down the old path of giving into developers wishes and not sticking with the core of the city code.

JARED BARTON MOTIONED TO APPROVE THE SMART ANNEXATION ORDINANCE AS
WRITTEN GORDON REYNOLDS SECONDED

VOTE AYE (3) NAY (0) APPROVED Absent, Wayne Jones, Matt Stewart

3. **PROPOSED FLOOD DAMAGE PREVENTION ORDINANCE APPROVAL**

Darren Hinton stated that this is a FEMA requirement renewing the ordinance after the current mapping, nothing has changed from the previous ordinance.

DARREN HINTON MOTIONED TO APPROVE THE PROPOSED FLOOD DAMAGE PREVENTION
ORDINANCE JARED BARTON SECONDED

VOTE AYE (3) NAY (0) APPROVED Absent, Wayne Jones, Matt Stewart

4. **PROPOSED AMENDMENTS TO RETAIL COMMERCIAL ZONE ARTICLE A AND SIGNS AND
ADVERTISING STRUCTURES 10-12-23**

Darrian Hinton stated that he spent a lot of time going over these. This was drafted when the previous commercial property was before the commission and the council but was never completed after the commercial was withdrawn. Discussion ensued on pictures, mixed use, parking setbacks. Council wants more time to review and make changes.

JARED BARTON MOTIONED TO TABLE PROPOSED AMENDMENTS TO RETAIL COMMERCIAL
ZONE ARTICLE A AND SIGNS AND ADVERTISING STRUCTURES 10-12-23 UNTIL NEXT
MEETING GORDON REYNOLDS SECONDED

VOTE AYE (3) NAY (0) APPROVED Absent, Wayne Jones, Matt Stewart

5. **APPROVAL OF PLANNING COMMISSION MINUTES FOR FEBRUARY 6, 2020**

DARRIN HINTON MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FOR
FEBRUARY 6, 2020 JARED BARTON SECONDED

VOTE AYE (3) NAY (0) APPROVED Absent, Wayne Jones, Matt Stewart

CITY COUNCIL UPDATE

No City Council Update

OTHER BUSINESS

No other business

ADJOURNMENT – DARREN HINTON MOTIONED TO ADJOURN meeting adjourned at 7:42pm

VOTE AYE (3) NAY (0) APPROVED Absent, Wayne Jones, Matt Stewart

Planning Commission Coordinator