

ELK RIDGE
PLANNING COMMISSION
AUGUST 6, 2020

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on via Zoom Thursday August 6, 2020 at 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/86966530634>

Meeting ID: 869 6653 0634

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ROLL CALL

Commissioners: Darren Hinton, Matthew Stewart, Wayne Jones, Jared Barton (late) Absent, Gordon Reynolds,

Others: Royce Swensen *City Recorder*

Public: Craig Williamson,

OPENING ITEMS

Darren Hinton welcomed at 7:00 PM. Opening remarks were said by Wayne Jones.

MOTIONED TO APPROVE THE AGENDA SECONDED
VOTE AYE (4) NAY (0) APPROVED

PUBLIC HEARING

KNOTTS SUBDIVISION PLAT PRELIMINARY AND FINAL

Darren Hinton opened the public hearing

Craig Williamson stated that he thinks that the subdivision is a good idea. This should have happened a long time ago but there was some recording error.

Darren closed the public hearing.

PLANNING COMMISSION AGENDA ITEMS:

1. KNOTTS SUBDIVISION PLAT PRELIMINARY AND FINAL

Darren explained that this is to adjoin 2 parcels into one so the homeowner can add an addition to the home. This

small piece of land was not a part of any subdivision, so it needed to go through the subdivision process. There is an easement that runs down the original property line that needs to be moved for the homeowner to build an addition to her home.

WAYNE JONES MOTIONED TO APPROVE THE KNOTTS SUBDIVISION PRELIMINARY AND FINAL PLAT MATTHEW STEWART SECONDED

VOTE (3) AYE (0) NAY APPROVED

Absent, Jared Barton , Gordon Reynolds

Jared Barton joined the meeting

2. COMMERCIAL VEHICLE CODE AMENDMENT DISCUSSION

Darren Hinton stated that there are 2 parts of the code being adjusted 4-2a-3 Specific Nuisance and 10-12-26 Storage of Commercial and Large Vehicles in Residential zones.

Wayne Jones asked if this is a problem with this in the city. Royce Swensen stated that it was problematic with the previous code regarding code enforcement interpreting some of the

51 definitions and 2) there are several that have regular vehicles that would be prohibited. This
52 is will relax the code so that at least you can have one, such as dump trucks and large long
53 trailers but restrict having a fleet. Currently all commercial vehicles are prohibited to park in
54 the city. The definitions are more defined. Wayne Jones asked if a resident has a dump truck
55 then they can park it at their home now and code enforcement will be able to enforce this
56 issue? Royce Swensen stated that it will depend on the weight and only one per lot and
57 should help code enforcement in defining what is allowed. Discussion ensued on whether
58 someone should be able to park these vehicles on their property regardless of whether it is
59 readably visible. If you can't see it then why does it matter? Jared Barton stated that no one
60 wants this parked next to their property, but it goes back to property rights and telling people
61 what they can and can't do on their own property. He doesn't think the city should be
62 dictating what you can have on your property but there needs to be parameters around it. If it
63 can be hidden and stored in an enclosed area, then it should be allowed. Overall, he supports
64 the concept of the amendment. Doesn't see a problem with someone having more than 1 if it
65 is out of sight. Matthew Stewart stated that right now you can have one and it doesn't need to
66 be hidden. What is a 26,000 LB. vehicle? Jared Barton and Matthew Stewart stated it should
67 use DOT classification and not weight. How do you enforce the weight when it can be
68 argued that a vehicle is 25,900 lb.? That will happen; it needs to be by class Jared stated that
69 most people would agree that an 18-wheeler shouldn't be parked on a 1/3-acre lot. Wayne
70 asked if this is for any motorized vehicle; is this for equipment as well, what about a double
71 dumper they weigh about 14,000 lb. Jared Barton stated that there is code that doesn't allow
72 certain things parked on the street. This is only for motorized vehicles. Wayne Jones asked
73 what is the real intent- stop eye sores? - don't want a certain size vehicle? - What is this
74 trying to accomplish? Jared Barton asked if there are many of these in the city. Royce
75 Swensen stated just a handful. Darren Hinton stated that the city is trying to avoid a
76 junkyard, but the definitions are still not clear enough. A motorized vehicle can technically
77 be a track hoe. Wayne Jones stated if you are going to allow tractors and trailers on property
78 than what's the difference in a construction tractor/truck? Again, what is the intent,
79 somethings are allowed, and some things aren't. Who and why do they want this change?
80 Royce Swensen stated the intent is to clarify what is permissible and what is not by defining
81 and clarifying – cleaning up the definitions. One of the problems code enforcement has had
82 are there are several landscapers that have dump trucks. The old code states that they cannot
83 park these on their lots. This lightens this up the code. Jared Peterson brought this forward
84 because a few residents, who had been contacted by code enforcement, where concerned
85 about the interpretation of the current code. Matthew Stewart stated that Jared has a parcel he
86 (Jared) parks stuff on. Darren Hinton stated the definitions are better, but they still need to be
87 even clearer. If it's changed it will come back for more clarification. Darren Hinton does not
88 like 10-12-26 is too big and 4-2A-3 the strike out needs to remain in. If we cannot see a
89 vehicle, why is it a problem if the intent is to avoid an eyesore? Wayne Jones does not like
90 any it; thinks it is unenforceable. He does not like how it is written and it's going to be
91 problem. Jared Barton stated leave in 4-2A-3 in, it's their property. His neighbor has a very
92 large trailer parked right next to his property but it's not Jared place to tell him he can't have
93 it there. Property rights, if he needs for his neighbor to move it for some reason it's up to
94 Jared to talk with his neighbor and figure out a solution. There are already nuisance codes in
95 place to handle problems like this. Matthew Stewart stated he is less concerned the look of
96 equipment and more concerned about a safety issue of children with a lot of equipment on a
97 lot but thinks it's getting overbearing telling people what they can do with their own
98 property. Wayne Jones stated that if it is about nuisance and eyesore than the code needs to
99 say that. But this doesn't look like this is the intent. Wayne Jones does not like how this is
100 written at all.

Darren Hinton stated this is a significantly lighter code. All residents can park an 18-wheeler in front of their house but not two.

Darren to sum it up:

1. The proposed changes are not clear enough; they need to refine it and what is the real intent
2. Keep 4-2A-3 in the code – property rights

Royce will give the recommendations and summary to council.

CITY COUNCIL UPDATE

No City Council Update

OTHER BUSINESS

No other business

ADJOURNMENT – WAYNE JONES MOTIONED TO ADJOURN MEETING MATTHEW STEWART
SECONDED. Meeting Adjourned

Planning Commission Coordinator