

ELK RIDGE PLANNING COMMISSION MEETING

September 13, 2012

TIME AND PLACE OF PLANNING COMMISSION & CITY COUNCIL JOINT WORK SESSION

A joint work session of the Elk Ridge Planning Commission and City Council was held on Thursday, September 13, 2012, at 6:30 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Kelly Liddiard, Clint Ashmead, David Clark, Jed Pfaff, Sharon Dahlstrom
Absent: Randy Jones, Debbie Cloward
Council: Weston Youd, Brian Burke, Nelson Abbott, Mayor Hal Shelley
Absent: Paul Squires, Erin Clawson
Others: Greg Magleby, *LEI Engineer*
Marissa Bassir, *Planning Commission Coordinator*

BUILDING SIZE/RURAL HOUSING

Brian Burke explained that the reason for the meeting was to get everyone together to discuss where the city is going.

Mayor Shelley explained that the reason for the meeting was to get input from the mayor and what they are going to do about it. Mayor Shelley explained that Rural Housing has purchased 42 building lots in Elk Ridge Meadows Phase 1 and 10 lots in Crestview Estates. Originally, they wanted to build in Rocky Mountain Plat B, but things worked out so they didn't build down there. The mayor has been in communication with the person from Rural Housing and trying to work it out so there aren't any problems. The residents in Elk Ridge Meadows 1 & 2 are not very happy about Rural Housing purchasing those lots and they are trying to come up with ideas on how to stop the building from happening or negotiate how the homes can be more like the current homes built. The residents have been to the council and looking at different options and one of the issues is the building size. One of the ideas brought up were to raise the building size square footage to 1600 and form a HOA with both phase 1 and phase 2, that is going to eliminate a good number of homes that even Salisbury could build and he has some lots left too. He has about 20 lots left to sell. They have continued to work and have had numerous meetings with Brad Bishop (Rural Housing) and Chris Salisbury and also with residents. The last thing the mayor heard was that they were going to set a minimum livable footprint to 1478 square feet and that will be tough for Rural Housing because that is more than they can build.

Kelly Liddiard asked where they came up with 1478 square feet.

David Clark indicated they looked at Salisbury's size of homes they are currently building and really only removed about two home plans that Salisbury could build. All the other homes are larger than 1478 square feet.

Mayor Shelley commented that they are accommodating Salisbury as much as possible.

David Clark said they wanted to make it that the size of the homes didn't detract from the others. There was some concern about some of the two-story homes that were 800 sq ft on each floor.

Mayor Shelley said the issue with the city council was that the general plan states a concept that the city needed to have x percent of homes within a median income size. The mayor didn't know what the percentage was for that requirement or footprint size. The council was concerned that if the minimum size remained at 1200 square feet then the city would have over abundance in median income housing. The city is already over the percentage that federal housing would like to have, but there is not a number of how many the City can have. The city council is trying to address the general plan requirements. Does the city want 1200 square foot and smaller homes from now and into the future? Or would the city rather change to 1400-1478 square feet minimum to try and establish a larger minimum size so that property values are being reduced, etcetera.

Weston Youd asked if the sale of the lots had been completed.

Mayor Shelley confirmed the sale was complete. Mayor Shelley said he received a call from Chris Salisbury about 3-4 weeks ago. No permits have been issued or sought by Rural Housing. Crestview Estates is where Rural Housing will start to build. They will not start anything in Elk Ridge Meadows Phase 1 until Crestview homes are finished. Mayor said that will not happen until Rural Housing finishes a few other projects elsewhere in the county. Last Mayor Shelley had talked with Brad Bishop; he said they would not begin building anything in Elk Ridge no sooner than November of 2012. They are taking applications all the time. The mayor is betting it will not begin for about one year to a year and a half or more.

Weston Youd said the Council wanted to bring this to the Planning Commission to see if the market has changed and therefore in order to adhere to the City's General Plan, which is to have 5 percent of median income homes and that should be the City's goal. As the city grows they should always have the ability to say 5 percent of the area is median income. With the inventory of homes that are within that range – the city is good until 2020. If the city didn't get another home of that size, the city would still be in compliance of the general plan until 2020. So in order to follow the general plan and it's dictates, should the minimum square footage living area be reviewed to keep that 5 percent where it should be or is the city going against the general plan by allowing 1200 square feet to be built anywhere. Right now, the city is at 14 percent so by allow Rural Housing to build 1200 minimum square feet homes, it will put the percentage up to 24 percent, which is almost a quarter of the city. There needs to be a better balance. Raising the minimum square footage would help to regulate that requirement. To Councilman Youd, he does not know of any lots within that subdivision that would not accommodate a 1400 square foot home.

Kelly Liddiard asked if 200 square feet going to really make a difference.

Weston Youd said that whatever the minimum size number, does that number create balance with the general plan requirement? That is what needs to be researched and discussed.

Clint Ashmead clarified that the city is beyond the standard of 5 percent. If Rural Housing builds the minimum size homes, the percentage will be close to 25 percent. Mr. Ashmead thinks that the lots should remain open to the market and allow job creation in the county. The homes are being built in a different manner. If there is a decision to be made, in Mr. Ashmead's opinion, if the square footage has to stay at 1200 square feet or increase it to 1400, he thinks that there should not be any exception created and it should meet standard code for that development. That is what that development was intended to bring in that kind of banking investment loans.

68 Nelson Abbott commented that they are talking 200 square feet. Most new home construction is going to be \$70-\$100 per square foot.
69 At \$100, that is adding about \$20,000 to the cost of the home. Is \$20,000 going to be enough to bump them up and out of that median
70 income? Salisbury is probably building his on the low end – about the mid \$60's per square foot. That cost might not bump them up
71 into the median income at all. Mr. Abbott thinks if they are going to change the square footage, they need to take into consideration the
72 cost per square foot for construction. Mr. Abbott indicated that the council is having the planning commission look at it to see if it is
73 even a legal thing to do.

74 Kelly Liddiard said the subdivision that they are talking about have already been approved and sold – can anything be changed?
75 Greg Magleby, LEI Engineer indicated that the topic is a common thing they deal with in every city they work with. It is a slippery
76 slope to start equating value to square footage. When looking at the county and 1200 square foot houses that are selling for \$500k. If
77 there is a requirement to increase the square footage, there will be devalue of materials for the interior of the home or devalue of the
78 exterior materials or landscaping. Rural Housing has a set business model and they are going to meet their business model whether they
79 build a 1200 square foot or 1400 square foot. There will be a 1200 square foot with perhaps upgraded materials or a 1400 square foot
80 with downgraded materials because they will still have to hit that same target range. Rural Housing is trying to hit a very thin market
81 segment by mandate so it is a little different than having a private builder come in. There are some subsidies happening through the
82 program to keep it in that model.

83 Mayor Shelley commented that Rural Housing has around \$210k to put into a home and that is everything – a completed home. Sweat
84 equity is required of the home owners – upward of 30 hours per week – 1200 hours total (?).

85 Greg Magleby, LEI Engineer explained that if there isn't a regulation in the original approval of that development for minimum square
86 footage, then the code takes precedence. If the code is 1200, then that is what stands. They do have a vesting right. In new
87 subdivisions, it may be addressed differently. Elk Ridge Meadows subdivision was addressed more with CC&Rs. CC&Rs are tough.
88 They are privately enforced restrictions.

89 Kelly Liddiard asked if there was going to be an HOA.

90 Mayor Shelley said there was an HOA.

91 David Clark explained that apparently there still is an HOA. Mr. Clark said the HOA was not dissolved properly so it still exists.

92 Clint Ashmead indicated that if there is something existing whether it is an HOA or CC&R, then there is a little concern as a resident.
93 Mr. Ashmead said they are too far down the road and there have been too many strikes.

94 The city does not enforce CC&Rs. The city does not even file CC&Rs for the developer. The developer has to create those and have
95 them recorded with the county.

96 Kelly Liddiard asked who the managing board of the HOA is.

97 David Clark indicated they are putting it together right now. The residents have hired an attorney to review how the HOA was
98 dissolved. Mr. Clark's understanding is that the attorney came to the conclusion that it wasn't done correctly and the criteria that was
99 outlined to dissolve an HOA was not met. His understanding is that HOA is for phase 1 and 2. It doesn't go into phase 3. Brad Bishop
100 and Chris Salisbury footed the bill to hire a property manager to act as a mediator between the residents and developers. They are down
101 to a couple of issues to resolve before there is a vote. Once they get to that point, they will probably dissolve the HOA and deed the
102 open space over to the city. He thinks Salisbury has been rushing to get that done.

103 Mayor Shelley said that Salisbury is going to be releasing his landscaping bond within the next day or so. There is concern because it
104 hasn't been deeded to the city yet and might not follow through then. There are still legal questions as to whether Chris Salisbury could
105 have purchased lots and open space. The FDIC owned the development so he could have. He has all the sprinklers and trees installed
106 and would like very much to walk away and move ahead into phase 4.

107 Weston Youd thinks that with the changing of the market, the city council or planning commission does not have the ability to change it.
108 There is nothing that can be done by the city to put those HOAs back into place. If they are still there, great, but the city cannot assist or
109 compete that. Going forward, is there something that the city should be doing, with the changing of the markets to ensure that the city
110 sticks with the general plan.

111 Nelson Abbott said that going forward, precedence should be set when recording the plat, the CC&Rs are recorded as well.

112 Mayor Shelley indicated there is going to be some movement with development. Salisbury wants to proceed with Phase 4, which is high
113 density. Doe Hill Estates has been sold and they will start moving on it relatively soon (north of the Stake Center). There is a person
114 coming in tomorrow to discuss Elk Ridge Meadows phases 5 and 6 by the proposed elementary school property. Now would be the
115 time to make adjustments.

116 It was discussed that the minimum city standard of 1200 square feet could also be built with less quality materials.

117 Nelson Abbott also stated that Rural Housing has to meet an energy standard, water efficiency, etc. A lot of their standards are stricter
118 than Salisbury's standard.

119 Greg Magleby commented that the HOA has a lot of architectural features on the exterior, which will impact values.

120 Weston Youd said that he took a tour of some Rural Housing homes and they use quality construction – they use 2x6. He had to re-
121 evaluate his perception he had of Rural Housing. Even though, is this causing the city to fall away from the general plan if the issue
122 isn't addressed now with the market changing?

123 Brian Burke said people come to Elk Ridge because it is a bit of an upscale community and a great place to live. He thinks as a group,
124 the city council and planning commission have a responsibility to maintain that without going overboard and saying "only the rich can
125 live here". He doesn't think it is unreasonable. There is an opportunity now to set a standard.

126 Clint Ashmead appreciated Councilman Burke's comment because he thinks sometimes can be difficult times especially.

127 Commissioner Ashmead commented that it is easy to make short term, positive immediate result, but in the long run did it really yield
128 and maximize what it could have. If the city is above the threshold, he thinks it all needs to be considered.

129 Greg Magleby talked about one of the negotiating tactics they have between cities and developers is "you name the square footage, I
130 name the architectural amenities", "you name the architectural amenities and I'll name the square footage". If the city has some of both
131 of those issues then maybe they can be negotiated with Rural Housing and compromise square footage and have more architectural
132 features so there can be a variety of home size, but not a variety of value.

133 Mayor Hal Shelley said that the planning commission can look at the general plan and decide if there are some ways that the city could
134 rest those issues before other developments come in or not. In the current subdivisions, can those minimum sizes be enforced through
135 amended codes? Can they be altered?

136 Greg Magleby said they probably cannot be altered because each phase has different circumstances. Phase 4 has higher density because
137 it was stripped off of phase 2. There are lots of pieces to the puzzle and it has been vested. It is going to be a negotiation that is going to
138 have to overrule the previous agreements.

139 Weston Youd questioned if the city should go through the architectural approach. Density is already decided. They are not going to get
140 1400 square foot homes on those lot sizes. So is the approach that the architectural requirements are higher going forward. There might
141 be smaller homes, but they are brick façade; they are the right styles that if people are driving through that community to get to the heart
142 of the city, it looks nice.

143 Sharon Dahlstrom questioned if the minimum square footage has to be the same throughout the entire city. Can the size be different per
144 phase?

145 Greg Magleby said it depends on the zone. When the general plan is involved, that is where the building sizes could be different. It is
146 basically what is proposed. There are some things to negotiate. There is some open space; some future park requirements that were
147 supposed to be private. As things evolve, the city will be taking over those parks so that is a negotiating tool.

148 Kelly Liddiard concluded there would be a meeting next month and he asked Greg Magleby to do some research and have a work
149 session on it to see if there are some options.

150

STORM DRAIN STUDY

151 Greg Magleby, LEI Engineer put together a power point presentation based on the research the firm completed for Elk Ridge's storm
152 drainage. Necessity of study – storm drain impacts private property. There have been some issues with the drainage coming off the
153 roads. Water from the roads is the city's responsibility. Water from lots is an individual's responsibility. Private property has been
154 impacted previously so there have been recent liability issues.

155 Premature deterioration of the roadways: Storm drains ruins the edges of the oil, undermines the road, and the year/6-inch creep – so
156 every year there are six inches deteriorating and then the city does crack-seal and then it makes it even more pronounced. Undermining
157 – cars driving on the edge creates a crack. Also, the environmental protection agency has mandates for storm drainage, but Elk Ridge
158 City is too small to have those mandates implemented right now. But as things progress, the city is getting bigger and the regulations
159 are starting to apply to smaller cities. So at some point the mandates will apply to the City. It is better to have as many issues addressed
160 in process of development rather than the city having responsibility after the fact. Also, planning for future development: how is storm
161 drainage handled today and also how is it going to be approached in the future.

162 Current Storm Drainage Management Methods: The city has no drainage facilities – no borrow ditch and no curb and gutter. The water
163 is flows from the roadways to the shoulders and is absorbed there or in front yards. There is curb and gutter with or without sumps.

164 Sumps are a very viable management method for Elk Ridge, but the sumps can be done well and very poorly. A lot of the maintenance
165 and the ongoing expenses associated with the city are dealing with sumps. Retention basins are located in the developments at the north
166 end of town and the one south of the city offices built within the past ten years, which are collecting and managing the water at one
167 central location.

168 Existing Development: Elk Ridge's unique circumstances – there is not an outfall. Water from Elk Ridge cannot be drained into the
169 Highline Canal. So the storm drainage has to be handled on site, unless the city is willing to invest in very large tracks of round or large
170 pipe networks to take water to a centralized system and dispose of it. It's too late for that. A different approach will be taken. In areas
171 where there are no drainage facilities, they are not proposing putting in curb and gutter or big barrow pits but proposing to manage
172 things as a case by case basis. There have been a few items that have occurred in some of the older part of town, but generally it is
173 caused by someone disturbing the ground within the right-of-way of the city. Curb and gutter with sumps: there are two different types
174 of sumps in the city. The older sumps up by Gladstan and then down beside the city. The sumps are actually in the line of the curb.
175

176 Sumps consist of just a manhole with perforations and gravel. The problem is that the water going into the sump is also taking in
177 anything that the water is carrying. The oils are also being taken in and that is the big problem with EPA. The oils should not have a
178 direct method of travel from the roadways to the soil. LEI is proposing going to each of the sumps that are in the curb line, which has
179 already been started by Corbett Stephens, surge the sumps and some of them have been full to the brim with dirt. Clean each sump out,
180 surge them with water and see if it is a viable sump still. If it is viable then it should be utilize them. But they don't want to utilize it as
181 it is now in the curb. Upstream, they would install a curb inlet box with a closed snout. The snout separates sands, silt and oil from
182 going into the sump and holds it in the box. Cleaner water then goes to the sump and is disposed. It is not always perfectly clean so
183 there is still some maintenance, but there is at least one stop gut major before the sump gets compromised. There are some sumps that
184 will not be able to rehabilitate through surging. So those will probably have to be replaced. They cannot be abandoned because it will
185 then inundate the next sump and so on. It is fairly expensive to replace sumps, but there is not another method of conveyance. The best
186 option is a retention basin, but it still comes with a maintenance expense and a lot of initial expense. The majority of the issues are with
187 the sumps.

188 Kelly Liddiard questioned if there was property down lower that could be thought of for a retention basin.

189 Greg Magleby said there are places where there could be retention basins, but the issue now is that development properties remaining
190 are spread out. So the question is is the city in position to install the pipe network to go to the individual properties to help pick up the
191 water and transport it to a central place to dispose of it. So with future developments instead of imposing something on a centralized
192 system, the city would request and require the developer to handle their own water up to a hundred-year storm. They may have to install
193 additional sumps or larger retention basins on their own property. They can handle that. Mr. Magleby thinks it is a viable option and it
194 is a good thing for a developer. So they have put together updated codes that really spell out what is expected and how to standardize
195 the design of storm water facilities so there isn't one developer proposing something and another developer proposing something
196 completely different. There is enough history in town to know what works and what doesn't and what storm event to plan for.

197 Clint Ashmead questioned why the city can't direct the water into the Highline Canal for the outflow. Was it because the water was too
198 great?

199 Greg Magleby replied that Highline Canal will not receive any storm water because then they are liable for a breech. If they are running
200 100 second/foot of water down the canal and there is a storm event in Elk Ridge and they dump 100 and it breeches in Payson, then they
201 are liable.
202 They will only accept the liability of what they own and are delivering.

203 Clint Ashmead questioned if EPA standards even allow the run-off to go into that to be distributed.

204 Greg Magleby replied that it could. It usually goes through treatments with snouts or a basis of taking the oil off before it goes to that
facility.

205 Jed Pfaff referred to a diagram of the pretreatment box with the snout and the safe grate and questioned if it is inexpensive?

206 Greg Magleby said the one to put in a grate and to pipe it over would be \$2700. Replacing the sump in the street is \$5600 per sump.
207 Mr. Magleby stated that the maintenance would be the same whether there is a system or just the sumps. The repair of the existing
208 sumps is just under \$200k, which will include several hundred feet of major storm drain line. It wouldn't even make a dent in the cost
209 of an overall system. Plus, there isn't a place to put it. The previous plan was just under two million dollars, which didn't take it into
210 any of the developments that are now built. It would now be a city expense to go into those developments. LEI is proposing very
211 standardized code and design guidelines for the basins and other facilities to be placed in new developments. A detention basin is
212 encouraged and they would rather maintain a detention basin that a lot of sumps, but don't want a lot of small detention basins. The city
213 is not in the business of mowing every 5,000 square foot detention basin grass. If it is at least an acre and can support a recreation
214 element, the city will entertain taking it over as a city park or amenity. Other than that, it has to be handled through the developer. The
215 developer can handle it through sumps or put a basin in. In larger lot developments, there may be a half-acre lot, but a quarter of an acre
216 in the back is depressed, grassed and there is a deed restriction on it and nobody can build in there and it is used for storm drainage.
217 Those are done quite often. The city would have the ability to make sure the documents are in place and that storm drainage has a
218 perpetual placement within that development. There are financial obligations of the developer to ensure that it is done. Storm drainage
219 is the first requirement to be done in a development. The code provisions are from page 5 through 9 – a lot of guidelines for the
220 detention basins. It should look like it is a part of the natural landscape and not just a hole in the ground and it should not be dangerous.
221 Best Management Practices of Maintenance: Maintenance is the key to storm drainage. If there are inlets that are covered with leaves
222 and debris they mean nothing. It doesn't matter if there is a great pipe system underneath the sump. It will not function and send the
223 water on its way. Each of the areas has specific requirements. From a public works perspective, what to look for when inspecting.
224 Construction sediment controls is really the cause of most of the problems over time. Piles of woodchips, topsoil, and rock have been
225 placed in the roadway and caused them to be washed down the road and clog up the sump. The vac truck or trailer would then have to
226 suck out the sump. The ongoing maintenance and enforcement needs to take place so the maintenance costs can be lowered over time.
227 The city has been broken down into nine zones and each of the zones has unique characteristics. Mr. Magleby referred to the map in the
228 back. There are unique characteristics in the zones for the storm drainage. Zone 1 at the top has curb, gutter and inlets and goes to
229 detention basins. Zone 2 has curb and gutter and it has inlet and sumps, but the sumps are not inline with the curb. Zone 3 has sumps
230 that are inline with the curb and so on. As each area is reviewed, public works will need to look at specific items and what is applicable
231 in that area. Zone 4 and 5 are areas that have little or no drainage facilities so there is a different set of criteria. The storm management
232 and maintenance is such an important area so they have put together a schedule. It is typical for most cities in storm drainage
233 application. Phase 1 of a maintenance schedule is started off in April for a visual inspection of the system to make sure it is ready for
234 spring season. There isn't any blockage of the inlets. There is a repair period where the smaller repairs can be done generally in house
235 takes several weeks. Phase 3 is in the heart of the summer and there is a detailed review and maintenance of the system. Public Works
236 will climb in each of the sumps to see how much material is in there, if there is a problem, should it be surged. It is determined what the
237 problems are in the heart of the summer while there is a good working season. Then go through and implement any capital facilities,
238 any larger projects. If there are sumps that have failed and there is budget, they will be put on a cycle for September and October to
239 replace or repair the sump. Prices go up considerably if they are done just one or two at a time. They are given a few months to get the
240 capital facilities done.

241 Priorities for 2012: Since it is late in the season, there are several areas that need to be addressed as soon as possible.

242 Funding options/budget: The types of facilities are paid for generally in three different ways. 1. Special assessment areas – where there
243 is an upgrade project of the neighborhood whether it is street lights or redoing the roads or curb and gutter. A majority vote of the
244 citizens within the benefiting area would vote for it and then the city council would have to approve it and it is a bonded thing and
245 becomes a superior lean on their home. It is a tough thing to do for smaller projects. It is something done for larger projects like miles
246 of roadway, sewer within city or major water upgrades. Mr. Magleby doesn't think that an SAA is an option for Elk Ridge. 2. Impact
247 fees are the hottest topic in the development industry right now. To charge an impact fee, the city has to have a system that has excess
248 capacity that was paid for by the city and can be reimbursed. The biggest problem with most small cities is that to be reimbursed, the
249 money has to be paid up front. A lot of cities got caught when expanding through bonding or general funds and expanding and then the
250 bottom fell out of the development community and there is no one to pay them back. So they are sitting on significant capacity and debt
251 and no one to pay. If the city is not doing a centralized system, then there aren't any facilities that the city is selling excess capacity to
252 developers. An impact fee would then not be legal. 3. User fees are where the money will have to come from or the general fund. The
253 current fee is \$3.00 a month. In talking with the city recorder, the city is running a deficit of about \$2000 a year. The \$3 a month is just
254 for the general maintenance. They are put together a six year plan and there are about 50 sumps that need to be addressed. Mr.
255 Magleby is assuming 1 in 5 is going to be a failure and will need to be replaced. Going through the cost estimates, \$183,000 needs to be
256 generated over the course of six years. The next year needs to be prioritized and create a budget and replace the most critical sumps next
257 summer. Minor improvements and adjustments until then. \$6.50 per month per home will generate enough over six years to take care
258 of about \$200,000 worth of capital upgrades and in addition it pays for the routine maintenance and gets the city above the deficit
259 spending of \$2000 a year. How much in a down economy should the fee be raised in order to keep your facility place? There is a
260 significant investment that is deteriorating way too fast. The further along it goes before the maintenance is done it is just getting worse
261 and the expenses could go up dramatically. The six year plan is to get the city back on track. Maintenance over time can keep it in tune
262 and putting the responsibility for future development on to the developer so it is not taken on by the city and increasing the fees any
263 further.

264 Kelly Liddiard indicated he thought it all makes sense and he knows concrete pipe being laid everywhere is not an option.

265 Discussion took place regarding the resident utility fee of \$3. \$3.25 would make the city break even. \$6.50 is being proposed for the
266 storm drain plan. \$7 fee was discussed to get ahead, but the council didn't want to take it to the people in fear of rebuttal of not all
267 residents benefiting from it. As a result, a discussion item will be placed on the next planning commission meeting and Mr. Magleby
268 will come with proposed code for review line by line.
269

270 **TIME AND PLACE OF PLANNING COMMISSION MEETING**

271 A regular scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, September 13, 2012, at 7:30 p.m. at 80 East
272 Park Drive, Elk Ridge, Utah.
273

274 **ROLL CALL**

275 *Commissioners:* Kelly Liddiard, Clint Ashmead, David Clark, Jed Pfaff, Sharon Dahlstrom, Debbie Cloward
276 *Absent:* Randy Jones
277 *Others:* Greg Magleby, *LEI Engineer*
278 Marissa Bassir, *Planning Commission Coordinator*
279 Mayor Hal Shelley, Weston Youd, *City Council*, Brian Burke, *City Council*, Nelson Abbott, *City Council*
280

281 **OPENING ITEMS**

282 Kelly Liddiard, Chair, welcomed at 7:40 PM. Opening remarks were said by Mayor Shelley followed by the pledge of allegiance.
283

284 **APPROVAL OF AGENDA**

285 Kelly Liddiard, Chair, reviewed the agenda and there were not any changes.
286

287 **DAVID CLARK MOTIONED AND CLINT ASHMEAD SECONDED TO MAKE ALTERNATE, JED PFAFF, A VOTING
288 MEMBER FOR THIS MEETING. VOTE: YES – ALL (5), NO – NONE, ABSENT – (1) RANDY JONES. DEBBIE CLOWARD
289 ABSTAINED FROM VOTING.**
290

291 **HERMANSEN LOT CONFIGURATION**

292 Mr. Hermansen indicated they had met with the city council two weeks ago and presented his situation of placing his home on a lot on
293 Grand View Circle. When he purchased the lot, he knew there was a 30 foot setback on all sides. He went to Ken Young before he
294 bought the lot and explained that he was going to have trouble putting a 2250 square foot home on that lot and asked if the home could
295 be turned 90 degrees so the home faced the end of the cul-de-sac. It shows the driveway coming in from the cul-de-sac. So the back of
296 the home would be facing Gladstan Drive. Ken Young, the planner at the time, gave the approval and didn't see any problems with that.
297 Corbett Stephens, building inspector, said he need to get permission from the city council to build. The city council then told Mr.
298 Hermansen that it needed to go to the planning commission first.

299 Kelly Liddiard questioned Mr. Hermansen if the house would be facing west if it were to be built the way it is supposed to be.

300 Mr. Hermansen indicated the home would be facing the end of Grand View Circle. He is proposing the home to face the inside of the
301 cul-de-sac and the back of the home would face Gladstan Drive. He said they made improvements to the plans for the back of the house
302 so it would look nice with some pop-outs and a nice covered porch.

303 Kelly Liddiard asked if there were any grade issues that he was aware of.

304 Greg Magleby indicated there wasn't any. The original lot has a few different scenarios where setbacks 30, 12, 30 or 30, 30, 12.

305 David Clark said the proposed arrangement seems to make sense. The concern is the 12 foot setback instead of a 30 foot setback?

306 Greg Magleby said the plat does show a 30 foot setback.

307 David Clark asked what is on the side of the 12 foot setback.

308 Mr. Hermansen indicated those are the back of homes along Elk Ridge Drive.

309 Greg Magleby said it would be considered a side setback for Mr. Hermansen's lot.

310 Mr. Hermansen said the closest home is at least 60 feet.

311 Jed Pfaff commented that it shouldn't affect the other houses.

312 Mr. Hermansen indicated that along the side, there is 30 feet, but it just narrows to 12 feet. It is a single story with a walk out basement.
313 The neighbors the Hermansens had met didn't seem to have a problem with their home.

314

315

316 **CLINT ASHMEAD MOTIONED AND DAVID CLARK SECONDED THAT THE HERMANSEN PROPOSAL OF LOT
317 CONFIGURATION AS SUBMITTED IS ACCEPTABLE TO THE PLANNING COMMISSION AND IS RECOMMENDING
318 APPROVAL TO THE CITY COUNCIL. VOTE: YES – ALL (5), NO – NONE, ABSENT – (1) RANDY JONES. DEBBIE
319 CLOWARD ABSTAINED FROM VOTING.**
320

321 **APPROVAL OF 5/24/12 PLANNING COMMISSION MEETING MINUTES**

322 There were not any changes made to the minutes of May 24, 2012.
323

324 **SHARON DAHLSTROM MOTIONED AND DAVID CLARK SECONDED TO APPROVE THE PLANNING COMMISSION
325 MEETING MINUTES OF MAY 24, 2012 AS WRITTEN. VOTE: YES – ALL (5), NO – NONE, ABSENT (1) RANDY JONES,
326 DEBBIE CLOWARD ABSTAINED FROM VOTING.**
327

328 **ADJOURNMENT** – Chair, Kelly Liddiard, adjourned the meeting at 8:35 p.m.
329