

ELK RIDGE  
PLANNING COMMISSION  
DECEMBER 2, 2021

**TIME AND PLACE OF MEETING**

A meeting of the Elk Ridge Planning Commission was held on Thursday December 2, 2021, at 7:00 p.m.

**ROLL CALL**

*Commissioners:* Gordon Reynolds, Maureen Bushman, Jared Case Absent- Matthew Stewart, Darren Hinton

*Others:* Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*

*Public:* Mike Dubois

**OPENING ITEMS**

Gordon Reynolds welcomed. Opening remarks were said by Maureen Bushman. Gordon Reynolds led the Pledge.

MAUREEN BUSHMAN MOTIONED TO APPROVE THE AGENDA JARED CASE SECONDED

VOTE      AYE (3)      NAY (0)      ALL APPROVED      Absent Matthew Stewart, Darren Hinton

**PUBLIC HEARING**

PROPOSED ZONING AMENDMENT OF PARCELS 30:075:0122 AND 30:075:0107  
FROM R&L 20,000 TO R-1-20,000

Gordon Reynolds opened the public hearing

Mike Dubois stated he does not want his property landlocked when Longview Meadows is developed.

Gordon Reynolds closed the public hearing

**PLANNING COMMISSION ACTION ITEMS**

1. PROPOSED ZONING AMENDMENT OF PARCELS 30:075:0122 AND 30:075:0107 FROM R&L  
20,000 TO R-1-20,000

Maureen Bushman stated she thinks this is a great move, this fits better with type of housing and the surroundings. Jared Case and Gordon Reynolds both agreed.

JARED CASE MOTIONED TO RECOMMEND APPROVAL OF ZONING AMENDMENT OF  
PARCELS 30:075:0122 AND 30:075:0107 FROM R&L 20,000 to R-1-20,000 MAUREEN BUSHMAN  
SECONDED

VOTE      AYE (3)      NAY (0)      ALL APPROVED      Absent Matthew Stewart, Darren Hinton

2. LONGVIEW MEADOW ESTATES SUBDIVISION DECISION

Jared Case stated the frontages are now to code per the city planner. Jared Case stated that Sunset needs to have an island or something to completely block the road. The house on the corner of Hudson and Sunset needs to have the side yard of the home not blocked. Developer stated they would put in whatever the city wants in this area to block the road. The turnaround at the end of Sunset needs to be improved for emergency services and snow removal. Discussion ensued on the size of the retention pond.

JARED CASE MOTIONED TO RECOMMEND APPROVAL OF LONGVIEW MEADOW ESTATE  
SUBDIVISION PRELIMINARY PLAT WITH THE CONTINGENCY THAT THE ROAD BETWEEN  
CANYON VIEW AND HUDSON BECOME AN ISLAND AND FIX SUNSET FOR EMERGENCY  
SERVICES MAUREEN BUSHMAN SECONDED.

VOTE      AYE (3)      NAY (0)      ALL APPROVED      Absent Matthew Stewart, Darren Hinton

3. ELK RIDGE CITY CENTER SUBDIVISION DISCUSSION

Mayor Ellis introduced the plans, so commission members have a chance to look at it before the public hearing. The corner lot at the round about is not popular with anyone and he recommends making keeping it city property non buildable lot and making a space of some sort for farewell, wedding, shower, signs like it is used now. Maureen Bushman is concerned about is being a free for all for any kind of signs. Mayor Ellis said it would have to be a permissible thing. There is a lot of misperceptions on where the

city is on the building. The city is only at the beginning. The city has to have a concept plan, foam boards, public comment etc. The residents need to have input. The city has an RFQ out with a response and are ready to hire an architect. He is done as Mayor at the end of the month, and he doesn't want this to die. This isn't a huge building. The most important step the city will take is identifying the maintenance, use, why the city needs it; it needs to be justifiable. The plat is separate from the building itself. Maureen Bushman asked if the building lots are to help pay for the building. Mayor Ellis confirmed this. Mayor Ellis excused himself for the planning commission to discuss the plat. Jared Case likes the plat and thinks an 8<sup>th</sup> of an acre for the corner are or split that acreage between the 2 lots, everything else is fine. Maureen Bushman likes the 4 open acres around the center building lot. How much would it cost to maintain grass in that area or something like a pickleball court etc. Mayor Ellis stated that Sky View Park is going to get a pavilion, parking lot and pickleball courts, instead of grass, are going in as well. The existing home will be sold as is. Gordon would like to keep the corner as city property, maybe not as large, the other lots are fine.

4. PLANNING COMMISSION NOVEMBER 4, 2021 MINUTES

JARED CASE MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES FOR  
NOVEMBER 4, 2021 MAUREEN BUSHMAN SECONDED

VOTE      AYE (3)      NAY (0)      ALL APPROVED      Absent Matthew Stewart, Darren Hinton

ADJOURNMENT – Jared Case motioned to adjourn.

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Planning Commission Coordinator