

ELK RIDGE  
PLANNING COMMISSION  
FEBRUARY 3, 2022

**TIME AND PLACE OF MEETING**

A meeting of the Elk Ridge Planning Commission was held on Thursday February 3, 2022, at 7:00 p.m.

**ROLL CALL**

*Commissioners:* Maureen Bushman, Matthew Stewart, Darren Hinton, Larry Lee, Melanie Paxton

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

*Public:*

**OPENING ITEMS**

Darren Hinton welcomed. Opening remarks were said by Maureen Bushman. Darren Hinton led the Pledge.

MATTHEW STEWART MOTIONED TO APPROVE THE AGENDA MAUREEN BUSHMAN SECONDED

VOTE      AYE (5)      NAY (0)      ALL APPROVED      Absent Matthew Stewart, Darren Hinton

**PUBLIC HEARING**

**SALEM HILLS PLAT M AMENDED PRELIMINARY AND FINAL PLAT**

Darren Hinton opened public hearing

Mr. Ashworth stated that there isn't any change in the plans other than it is now 1 lot and not 2.

Darren Hinton closed the public hearing

**BARTON SUBDIVISION PRELIMINARY PLAT**

Darren Hinton opened the public hearing

Shay Stark City Planner stated the city has gone through this several times and the last issue of concerns is to make sure the natural drainage is preserved and on the plans.

Richard Barton stated the pond will be slightly different but in the same general area.

Darren Hinton closed the public hearing.

**PLANNING COMMISSION ACTION ITEMS**

1. **SALEM HILLS PLAT M AMENDED PRELIMINARY AND FINAL PLAT**

Darren Hinton stated that the frontage does not meet current code due to an illegal lot split years ago. City Council agreed to approve the exception if the landowners went through the subdivision process and formalize the lots. This is an amended plat which has removed lot #2.

Maureen Bushman, Matthew Stewart and Larry Lee are all in agreement that the lot fits the area and understands the history.

MATTHEW STEWART MOTIONED TO RECOMMEND THE APPROVAL OF SALEM HILLS PLAT M AMENDED PLAT WITH THE EXCEPTION OF THE FRONTAGE MELANIE PAXTON SECONDED.

VOTE      AYE (5)      NAY (0)      ALL APPROVED

2. **BARTON SUBDIVISION PRELIMINARY PLAT**

Larry Lee stated the frontage of lot 4 does not have the correct frontage because if you follow the tangent line from the set back or 50 feet back the frontage has to be 150 ft. Shay Stark City Planner confirmed that the frontage falls under the cul-de-sac frontage of 60 ft. and the measurement from the set back of 50 feet does not apply to HR1 zone. That frontage code is for R-15,000 zone. Discussion ensued on the small section on the cul-de-sac being a part of lot 4 but it is in the area was rezoned R-15,000: Does this lot have to be zoned the same as the rest of the lot? Shay Stark stated that when you rezone you can have 1 lot in 2 zones.

VOTE      AYE (5)      NAY (0)      ALL APPROVED

3. **CE ZONES: CODE/GENERAL PLAN**

Shay Stark went through the CE 3 zone which was created in 2018 when the General Plan was updated and approved. The code was never finished. Shay went through the history of the zone which started at, we believe, CE 1 and was changed to HR1 and the specifics that were approved with the General Plan

under CE3 zone. Shay went through the topography of the south side of Elk Ridge where the CE3 zone is located. Shay went through slopes, grades, animal rights, lot sizes, density, buildable areas and the General Plan, wells, water and booster tanks for an hour and half.

4. PLANNING COMMISSION TRAINING

Laura Oliver, Deputy Recorder, went through a power point on open meetings and public hearings.

5. VOTE CHAIR AND CO-CHAIR OF PLANNING COMMISSION

MATTHEW STEWART MOTIONED TO NOMINATE MAUREEN BUSHMAN AS CHAIRPERSON  
MELANIE PAXTON SECONDED

VOTE      AYE (5)      NAY (0)      ALL APPROVED

MATTHEW STEWART MOTIONED TO NOMINATE LARRY LEE AS CO CHAIR MELANIE  
PAXTON SECONDED.

VOTE      AYE (5)      NAY (0)      ALL APPROVED

6. APPROVAL OF MINUTES FOR DEC. 2, 2021

MAURREEN BUSHMAN MOTIONED TO APPROVE THE MINUTES FOR DEC. 2, 2021 MELANIE  
PAXTON SECONDED

VOTE      AYE (5)      NAY (0)      ALL APPROVED

ADJOURNMENT – Matthew Stewart motioned to adjourn.

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Planning Commission Coordinator