

ELK RIDGE
PLANNING COMMISSION
APRIL 12, 2022

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday April 12, 2022, at 7:00 p.m. at 80 E. Park Dr., Elk Ridge, UT 84651.

ROLL CALL

Commissioners: Maureen Bushman, Matt Stewart, Larry Lee, Melanie Paxton, Ron Gaily, Ron Hill (Alt.),
Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*
Public:

OPENING ITEMS

Chairperson Maureen Bushman welcomed. Opening remarks were said by Larry Lee. Maureen Bushman led the Pledge.

MAUREEN BUSHMAN MOTIONED TO ADJUST THE TIME TO 7:42 PM RON GAILEY SECONDED
VOTE AYE (5) NAY (0) ALL APPROVED

PLANNING COMMISSION ACTION ITEMS

The Planning Commission went on a field trip to the CE3 area at 6:00

Maureen Bushman turned the time over to Councilmember Willis to go through the revisions of the CE3 draft.

Councilmember Willis stated that she changed the part of the code that was in paragraph form and separated it out to a bulleted form.

Councilmember Willis stated that this area was previously HR1, but it was felt that the area needed more protections due to environmental sensitivities. The General Plan states the base minimum lot was set at 4 acres instead of 1 acre and no disturbances in areas that have 30 % slopes and greater. The HR1 allowed these slopes to be crossed by roads. This point needs to be clarified in the CE3 code. CE3 encourages minimal disturbances with 30-foot clear areas around homes for fire mitigation. This area is in the Wild Land Urban interface zone (wui) and should meet those requirements. In order to ensure minimal disturbance areas can be marked on the plat. This area doesn't have to be continuous. This minimal disturbance language needs to be fleshed out more. If clustering overlay is used, then this will be done differently, and the Planning Commission will write that part of the code. Discussion ensued on being able to reach areas for defensible fire mitigation and connecting trails and wildlife corridors through open spaces. The CE3 area does have the highest fire risk rating. The sensitive areas map is already done and needs to be used when mapping the non-disturbance areas, building, wildlife corridors and trails. Councilmember Thomas and Councilmember Peterson headed a trails committee with landowners which drafted a conceptual trails map which will be sent to the Planning Commission. Melanie Paxton is concerned that revegetation is too long and needs to be condensed. Larry Lee stated that the majority of the vegetation is scrub oak; there aren't any large trees.

Maureen Bushman asked the Planning Commission if they wanted to keep the CE3 draft and work from it or go back to the HR1 code and modify it. The consensus was the Planning Commission would work from the draft of the CE3 zone. The commission needs to work on this in several steps: 1. what parts are good as written and then move on to 2. what needs to be clarified, 3. then identify parts that need discussion, deletion, or modification. Trails, clustering, and fire defense, need more discussion. Meet with an expert on open space and conservation to understand how this would work. The city council started the draft of the CE3 code and is handing it off to the Planning Commission to revise or redo as the Planning Commission sees appropriate. The Planning Commission needs to have joint meetings with the city council with any special presentation or guests and discussion dealing with CE3. Discussion ensued on how density is calculated with unbuildable space but needs to be fleshed out when the clustering overlay is written. Councilmember Willis stated her research found 10%-20% bonus density is the norm for cities around the state. Elk Ridge has a 400% bonus density which is a lot and needs to be looked at. A traffic study needs to be done by development. Priorities are the 3 items listed previously 1. What parts are good as written and then move on to 2. What needs to be clarified, 3. Then identify parts that need discussion, deletion, or modification.

56 Mayor Haddock stated he would recommend that there are no pump stations allowed: sewer has to gravity flow.
57 Reference other parts of the code instead of restating it.
58

59 Maureen Bushman the assignment for the next meeting is to prioritize the 3 items listed previously 1. What parts
60 are good as written and then move on to 2. What needs to be clarified, 3. Then identify parts that need discussion,
61 deletion or modification. If there is something that is felt that needs to be clarified or revised, come prepared with
62 language you feel it should be changed to. Recommends a joint meeting with city council with Wendy Fisher with
63 Open Lands for the conservation easements presentation and to invite the city Fire Chief about emergency services
64 and size of cul-de-sacs. Talk to Councilmember Abbott about fire protection and wildlife corridors. Ron Gailey will
65 contact Councilmember Abbott regarding wildlife corridors.
66

67 The code will be on google docs and made shareable for the Planning Commission for changes and comments.
68 Mayor Haddock and Maureen Bushman both emphasized but cannot be done if a quorum is working on it at the
69 same time in order to follow the open meeting act.
70

71 MAURREN BUSHMAN MOTIONED TO ADJOURN RON GAILEY SECONDED ALL AYE

72 ADJOURNMENT – MATT STEWART MOTIONED TO ADJOURN RON HILL SECONDED.
73

74 VOTE AYE (5) NAY (0) ALL APPROVED

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76
77 
78 _____
79 Planning Commission Coordinator
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