

ELK RIDGE
PLANNING COMMISSION
MAY 5, 2022

TIME AND PLACE OF MEETING

A public hearing in conjunction with a regular meeting of the Elk Ridge Planning Commission was held on Thursday May 5, 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 Hill (Alt.),
Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*, Tanya Willis *City Council*
Public: Liz Moeller, Karl Shuler, Scott Peterson, Travis Tasker, Richard Barton

OPENING ITEMS

Chairperson Maureen Bushman welcomed. Opening remarks were said by Matt Stewart. Maureen Bushman led the Pledge.

MATT STEWART MOTIONED TO APPROVE THE AGENDA MAUREEN BUSHMAN SECONDED
VOTE AYE (5) NAY (0) ALL APPROVED

PLANNING COMMISSION PUBLIC HEARING

1. ORDINANCE AMENDMENT ACCESSORY BUILDINGS 10-12-5

Maureen Bushman opened the public hearing
Liz Moeller stated that she wants to have an opportunity to have a work session with the Planning Commission, City Council, and the Landowners in regard to the CE3 zone.
Karl Shuler would like to make comments during the agenda time for the CE3 discussion
Maureen Bushman closed the public hearing

2. TASKER SUBDIVISION

Maureen Bushman opened the public hearing
This was no public comment
Maureen Bushman closed the public hearing

3. RIRIE SUBDIVISION PLAT D AMENDMENT

Maureen Bushman opened the public hearing
This was no public comment
Maureen Bushman closed the public hearing

PLANNING COMMISSION ACTION ITEMS

1. ORDINANCE AMENDMENT ACCESSORY BUILDINGS 10-12-5 DECISION

Maureen Bushman stated this is to add a clarifying sentence that an accessory building cannot be a stand-alone single-family house. It has to be an accessory building

MELANIE PAXTON MOTIONED TO RECOMMEND APPROVAL OF THE ORDINANCE AMENDMENT FOR ACCESSORY BUILDINGS 10-12-5 MATT STEWART SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED Absent – Ron Gailey

2. TASKER SUBDIVISION DECISION

MELANIE PAXTON MOTIONED TO RECOMMEND APPROVAL OF THE TASKER SUBDIVISION PRELIMINARY AND FINAL PLAT RON HILL SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED Absent – Ron Gailey

3. RIRIE SUBDIVISION AMENDMENT DECISION

MAUREEN BUSHMAN MOTIONED TO RECOMMEND APPROVAL OF THE RIRIE
SUBDIVISION AMENDMENT MATT STEWART SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED Absent – Ron Gailey

4. **LONGVIEW MEADOWS FINAL PLAT APPROVAL DISCUSSION / DECISION**

Maureen Bushman stated the sewer has been rerouted to Rocky Mountain Way temporarily until the land below it is developed. Matt Stewart stated he would have liked to see the actual plans of the change and the reroute doesn't go through backyards, but it does go through some parcels and is not sure where the sewer is routed on the lots. Scott from Atlas Engineering showed where to find where the sewer route is, and it is a temporary route. Matt Stewart stated temporary is permanent until the subdivision to the north of Longview goes in. Mayor Haddock stated he does not see any issues even if it is there for 10 – 50 years and the PUE is there for utilities. Discussion ensued on the area where Sunset terminates and how to mark the road, chevrons, curbing, rocks etc.

MATT STEWART MOTIONED TO RECOMMEND THE APPROVAL OF LONGVIEW ESTATES
SUBDIVISION FOR FINAL APPROVAL, AS LONG AS STREETS ARE NAMED BEFORE GOING TO CITY
COUNCIL, MELANIE PAXTON SECONDED.

VOTE AYE (5) NAY (0) ALL APPROVED Absent – Ron Gailey

5. **AMBLEVIEW FINAL PLAT APPROVAL DISCUSSION / DECISION**

MATT STEWART MOTIONED TO RECOMMEND FOR APPROVAL THE AMBLEVIEW ESTATES
FINAL PLAT RON HILL SECONDED.

VOTE AYE (5) NAY (0) ALL APPROVED Absent – Ron Gailey

6. **BARTON SUBDIVISION ENVIRONMENTAL STUDY**

Maureen Bushman stated the Environmental Observation is part of the requirements in the HR1 zone.

MAUREEN BUSHMAN MOTIONED TO APPROVE THE ENVIRONMENTAL STUDY FOR
BARTON SUBDIVISION MELANIE PAXTON SECONDED
COUNCIL

VOTE AYE (5) NAY (0) ALL APPROVED Absent – Ron Gailey

7. **BARTON SUBDIVISION FRONT SETBACK EXCEPTION**

Richard Barton is asking for a 20-foot setback exception as allowed in the HR1 code. Richard would like to build a garage in this setback on the smaller piece on the cul-de-sac bringing the garage out of the drainage area.

MELANIE PAXTON MOTIONED TO RECOMMEND APPROVAL OF THE 20 FOOT SETBACK
EXCEPTION FOR LOT 4 MAUREEN BUSHMAN SECONDED.

VOTE AYE (5) NAY (0) ALL APPROVED Absent – Ron

8. **REVERSE SLOPE DRIVE EXCEPTION 787 NORTH GOLDEN EAGLE WAY**

Maureen Bushman, Melanie Paxton, Larry Lee, and Matt Stewart all visited the home. Wesley Haskell, homeowner stated the only issue there was during the rainstorm was puddling from the down spout which needs to be extended. Maureen Bushman stated she observed the driveway actually slopes away from the garage. Discussion ensued on drainages that might be required if not approved.

MELANIE PAXTON MOTIONED TO APPROVE THE REVERSE SLOPE DRIVE EXCEPTION FOR 787
NORTH GOLDEN EAGLE WAY MAUREEN BUSHMAN SECONDED.

VOTE AYE (5) NAY (0) ALL APPROVED Absent – Ron Gailey

9. **CE3 Discussion**

Maureen Bushman turned the time to Karl Shuler to read a statement regarding the current proposed changes.

Discussion ensued on fire and emergency services that the response time that might be affected by slopes. It is the responsibility of the developer to prove that the slope could be steeper for short distance of steeper grades as per code. Planning Commission planned on going to the City Council work session and to send Maureen their recommendations on changes and scheduled another meeting May 17th.

ADJOURNMENT – Maureen Bushman motioned to adjourn Ron Hill Seconded.

VOTE AYE (5) NAY (0) ALL APPROVED Absent- Ron Gailey


Planning Commission Coordinator