

ELK RIDGE
PLANNING COMMISSION
APRIL 7, 2022

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday April 7, 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: Chris Hermansen, Karl Shuler

OPENING ITEMS

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

MATT STEWART MOTIONED TO APPROVE THE AGENDA MAUREEN BUSHMAN SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED

PLANNING COMMISSION ACTION ITEMS

1. INTRODUCTION OF PLANNING COMMISSION MEMBERS

All members of the commission gave a brief history about themselves.

2. ORDINANCE AMENDMENT ACCESSORY BUILDINGS 10-10-5 DISCUSSION

Maureen stated this amendment is to clarify that a homeowner cannot build another single-family home in their yard and call it a supplemental building.

MATT STEWART MOTIONED TO MOVE THE ORDINANCE AMENDMENT ACCESSORY BUILDINGS 10-10-5 TO PUBLIC HEARING ON MAY 5, 2022 MELANIE PAXTON SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED

3. TASKER SUBDIVISION DISCUSSION

Maureen Bushman stated the Taskers are dividing their lot into 2 lots. It was originally 2 lots in the Salem Hills Plat A. The frontage and the size reflect all the properties around it and the 80% requirement as stated in the City Planners memo.

MELANIE PAXTON MOTIONED TO MOVE THE TASKER SUBDIVISION TO PUBLIC HEARING ON MAY 5, 2022 MATT STEWART SECONDED.

VOTE AYE (5) NAY (0) ALL APPROVED

4. RIRIE SUBDIVISION DISCUSSION

Maureen Bushman this is an amendment to add some property adjoining the landowner's property to their lots in order to move PUE in order to build accessory structures on the land.

MELANIE PAXMAN MOTIONED TO MOVE RIRE SUBDIVISION PLAT D AMENDMENT TO PUBLIC HEARING ON MAY 5, 2022 MAUREEN BUSHMAN SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED

5. CE 3 DISCUSSION

Shawn Eliot explained how the HR1 code was created and the time and effort that was put into it and how the planning commission at that time came to the final code. Shawn went through the maps that were created at that time and the sensitive area locations and ridge lines.

Maureen Bushman asked Fire Chief Waite to come and talk about the south part of town and wheat needs to be considered when developing.

Fire Chief Waite stated steep grades are going to take a longer response time for trucks. Winter is obviously going to make a difference and the truck the city currently has may not make it up there and the 4-wheel drive truck the city has is not a structure truck. Sprinkler systems may need to be required, protected zones around the structures will be needed. Cuts in steep grades will need to be considered in mud flows, slides etc. The time of year will make a difference in how emergency vehicles respond. Larger cul-de-sacs are always better but the regular size cul-de-sacs work too. The more open space the more of a need to remove fire hazards and maintaining the vegetation. It is the homeowner's purgative to clear dead brush from their property. Water flow and water pressure would depend on where the water is coming, and a new tank will need to be placed higher on the hill.

Plans were made to take a field trip before the next planning commission meeting to go to the CE3 area.

6. APPROVAL OF MINUTES FOR MARCH 3, 2022

MAUREEN BUSHMAN MOTIONED TO APPROVE THE MARCH 3, 2022 MINUTES, WITH THE CORRECTION OF ON LINE 109 ON WHO SECONDED THE MOTION LARRY LEE SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED

ADJOURNMENT – Matt Stewart motioned to adjourn Ron Hill Seconded.

VOTE AYE (5) NAY (0) ALL APPROVED

Planning Commission Coordinator