

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 COMMISSIN 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 BUILDINGS10-12-5 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 ACESSORY BUILIDNGS 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 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 17<sup>th</sup>.

ADJOURNMENT – Maureen Bushman motioned to adjourn Ron Hill Seconded.

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

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Planning Commission Coordinator