

ELK RIDGE  
PLANNING COMMISSION  
JULY 7, 2022

**TIME AND PLACE OF MEETING**

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

**ROLL CALL**

*Commissioners:* Maureen Bushman, Larry Lee, Melanie Paxton, Ron Gailey, Ron Hill Alt. Absent-Matthew Stewart

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

*Public:* Karl Shuler, Tanya Willis, Liz Moeller

**7:00 pm OPENING ITEMS**

Opening Remarks was given by Ron Gaily

Pledge of Allegiance led by Larry Lee

MAUREEN BUSHMAN MOTIONED TO APPROVE THE AGENDA RON GAILY SECONDED

VOTE (5) AYE (0) NAY All Approved

MAUREEN BUSHMAN MOTIONED TO APPROVED THE AGENDA RON GAILY SECONDED

VOTE AYE (6) NAY (0) ALL AYE Absent- Matt Stewart

**1. CE 3 DISCUSSION**

Maureen Bushman stated that the current draft has input from the city Planner and administration and the commission will start at page  
Larry Lee stated that the snow removal and trails need attention as well as lot size. The question is what kind of lots does the city want, large lots or lines of small lots. What does the city want in this area. Maureen Bushman asked if there were any changes that need to be made on Legislative intent. Melanie Paxton asked about the statements/questions from the City Planner and the removal of the trails in legislative intent. Maureen Bushman stated that the last meeting it was determined that moved to a different section. Ron Gaily state additions to legislative intent section that are needed are; 1. protection from fire, 2. public access to trails. These are stated further in the code but are foundational issues for that area. Planning Commission members agreed to the general items and that the details on fire protection are further in the code. Discussion ensued on whether the sewer falls under water shed or under drainage. Maureen Bushman stated the city planner stated there is unstable solid everywhere but can be mitigated by engineering it is not considered unstable soil. Professional insight on the slopes is required. Steeper slopes can have trails and wildlife corridors but not part of the building envelope. Discussion ensued on fault lines and the definition for fault lines was added. Larry Lee stated wildlife corridors need to be connected. Maureen Bushman stated it is ambiguous as to what a wildlife corridor is and the planning commission doesn't have the authority to designate what the corridor is. A study is going to be done by the Division of Wildlife that will be mapping these corridors across the whole area, but it will take a couple years. Maureen Bushman stated the city planner said that putting up fencing because of deer is too restrictive as deer will jump over a 6-foot fence if they can see through it; restricting fencing didn't make sense. Ron Gaily asked for clarification that the fencing section was removed which was confirmed. Discussion ensued on lower fencing. Larry Lee stated that once the sensitivity map with the drainage ravines etc. is completed then it will better show where the wildlife corridors are located. Discussion on fencing and terracing on lots to prevent unbuildable areas in steep slopes part of the buildable area. Maureen Bushman stated that 3 options for open space have been left in and will defer to city council to make the decision on open space. Larry Lee stated that if there are no sidewalks then all the trails needed to be on road trails that are usable instead of natural trails that are not usable in the winter. Maureen Bushman stated a trails map is being worked on by the trail committee. Discussion ensued on parking places at trailheads and specifying what and where parking should be in the code. Revegetation plan to be general at preliminary. Maureen Bushman stated the city planner stated 150 is generous at 150 feet and 170 is excessive. Mayor Haddock will confirm with public works 150 will be effective with snowplows and snow storage. Discussion ensued on lots size and with the 4 acre lots and the clustering with 1 acre lots and bonus density which is in the general plan. Just having 4 acre lots is problematic for landowners that have small parcels and without clustering you cannot require trails etc. Maureen Bushman stated the city planner suggested 150-foot frontage and no additional exception. Maureen Bushman stated the planning commission has taken this code as far as they can without the city council's input and recommends moving the CE3 code onto council

MAUREEN BUSHMAN MOTIONED TO SEND THIS TO CITY COUNCIL FOR THEIR INPUT RON HILL SECONDED

VOTE AYE (6) NAY (0) ALL APPROVED

A Public Hearing will be held so that it can than go to city council

ADJOURNMENT – Maureen Bushman motioned to adjourn.

  
Planning Commission Coordinator