

ELK RIDGE
PLANNING COMMISSION
MAY 17, 2022

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Tuesday March 17, 2022, at 5:00 p.m.

ROLL CALL

Commissioners: Maureen Bushman, Larry Lee, Matthew Stewart, Melanie Paxton, Ron Gailey

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

Public: Angela Fowles, Tanya Willis

5:00 WORK SESSION

Maureen Bushman stated the 3 areas that need to be looked at are lot sizes, trails, and open space. The Planning Commission went through the comments made in the draft of the CE3 made during the week. Fire prevention needs to be a top priority. Trails need to be wide enough to support emergency vehicles. The types of trails need to be clarified: natural, paved, hiking, horse etc. Use "preserve natural" plants.

Discussion ensued on animal rights and grazing and a chart that better defines these rights in the CE3 area. Should grazing remain or keeping the area consistent with the rest of the city?

Discussion ensued on private property versus open space that is accessible to the public. How does conservation easement work on private land? Open space and wildlife corridors need to be contiguous. Wildlife like ravines which need to be left wooded and untouched.

Discussion ensued on 4 acres versus clustering and unbuildable lands and property rights versus conservation easements. Wendy Fisher from Open Lands stated in the last city council meeting unbuildable land should not be used in calculating bonus density. Through the platting process the easements are established. A recommended trail map and requirements has to be developed as part of the code and general plan. People want hiking, biking and horse trails which are not clearly defined. Define where the trails come from and where they need to go which gives flexibility during development. Melanie Paxton will talk to landowners about the table that was suggested on trails and have landowners give input on the table. Trails need to connect with Forebay and back to the state lands. There are no trails from Woodland Hills. Simplify the trails with the table which shows the type of trail, who approves it, what reports are required. Matt Stewart has a contact that will help design trails.

Discussion ensued on Watershed protection Areas and the protection of springs. There are underground springs that need to be protected. Utah County watershed maps show the springs, and they need to be on the sensitivity map. These areas are restricted concerning septic and would have to meet county restrictions and or requirements. This section should be its own letter. Maureen Bushman will contact Wes Alexander regarding natural resources.

Subdivision Development Design shall minimize impact to open space and hillside terrain and maintain the visual appeal and natural condition of the area. Remove 1st stage language since there isn't 2nd stage 3rd stage. Development design will "indicate" not determine sensitive areas. Add Larry Lee's table indicating reports and requirements for sensitive areas. Remove preserving streams since there are not any open streams. Change language from unbuildable land, due to being determined to be a sensitive area, as open space. Wildlife habitat requirements promote contiguous corridors and will be identified on sensitive area map. Current revegetation of area section is too restrictive and is covered by the revegetation and reclamation plan.

Discussion on roads ensued on whether to keep the current code used throughout the city or should the grade be increased. Matt Stewart stated keeping the grade at 8% and a 2% increase to variance to 10% creates more cut and fill, does much more damage to the environment and the variance to increase the grade will be asked for anyway and should be increased to 10% and the 2% increase to 12% grade now. Discussion ensued on the steeper grade affecting emergency services and snow removal.

Discussion ensued on lot size regarding 4-acre minimum lot size and clustering lot size with minimum lot size of ½ acre - 1 acre lots. What realistically should be the bonus density the current draft has 400% bonus density which is too high. Unbuildable slopes should not be included in bonus density.

Matt Stewart will send the draft to Larry who will add the tables and then send the draft on to the Planning Commission.

ADJOURNMENT – Maureen Bushman motioned to adjourn.

Planning Commission Coordinator