

ELK RIDGE
PLANNING COMMISSION
SEPTEMBER 1, 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 September 1, 2022, at 7:00 p.m. at 80 E. Park Dr., Elk Ridge, UT 84651.

ROLL CALL

Commissioners: Maureen Bushman, Ron Gailey, Larry Lee, Melanie Paxton, Absent - Matt Stewart,

Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*, Tanya Willis, *City Council*

Public:

OPENING ITEMS

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

MAUREEN BUSHMAN MOTIONED TO ADJUST THE AGENDA TO INCLUDE CITIZEN SURVEY DISCUSSION
LARRY LEE SECONDED

VOTE AYE (4) NAY (0) ALL APPROVED Absent- Matt Stewart

PLANNING COMMISSION PUBLIC HEARING

MAUREEN BUSHMAN OPENED THE PUBLIC HEARINGS FOR THE GENERAL PLAN AMENDMENT/ZONE
CHANGE; ASAY SUBDIVISION.

There was no public comment

MAUREEN BUSHMAN CLOSED THE PUBLIC HEARINGS FOR THE GENERAL PLAN AMENDMENT/ZONE
CHANGE; ASAY SUBDIVISION.

MAUREEN BUSHMAN OPENED THE PUBLIC HEARINGS FOR THE FULLMER SUBDIVISION PRELIMINARY
AND FINAL PLAT.

Mr. Fullmer explained the house was built 35 years ago and it crosses parcel lines. In order to build an accessory building, they need to join the lots and remove the PUE's

MAUREEN BUSHMAN CLOSED THE PUBLIC HEARINGS FOR THE FULLMER SUBDIVISION PRELIMINARY
AND FINAL PLAT.

PLANNING COMMISSION ACTION ITEMS

1. GENERAL PLAN AMENDMENT/ZONE CHANGE; ASAY SUBDIVISION

Maureen Bushman stated the Asay's purchased a piece of property from the Elk Ridge Assisted Living that borders the back of their property. Since the Assisted Living property is zoned commercial the purchased land needs to be rezoned and the General Plan changed to R-1-15,000.

MAUREEN BUSHMAN MOTIONED TO RECOMMEND APPROVAL OF THE GENERAL PLAN AND
ZONE CHANGE FOR THE PROPERTY PURCHASED BY THE ASAY'S FROM THE ELK RIDGE
ASSISTED LIVING FROM COMMERCIAL TO R-1-15,000 MELANIE PAXTON SECONDED

VOTE AYE (4) NAY (0) ALL APPROVED Absent- Matt Stewart

2. FULLMER SUBDIVISION PRELIMINARY AND FINAL APPROVAL

This 1 lot subdivision is to join the Fulmer's property under 1 lot and move the PUEs. The home was built many years ago which crosses the parcel lines.

MELANIE PAXTON MOTIONED TO RECOMMEND APPROVAL OF THE FULLMER PRELIMINARY
AND FINAL PLAT LARRY LEE SECONDED

VOTE AYE (4) NAY (0) ALL APPROVED Absent- Matt Stewart

3. **PROPOSED ORDINANCE AMENDMENT, DEVELOPMENT CODE 10-12-37-D:
APPROVAL PROCESSES AND REQUIREMENTS, SUBDIVISIONS**

The proposal is to have this process streamline to a preliminary and final approval done at the same time like the 1-6 lot subdivision instead of going through preliminary and final separately. Discussion ensued on whether the code should be amended to add more parcels other than just 2-3 parcels.

MAUREEN BUSHMAN MOTIONED TO RECOMMEND ACCEPTING THE PROPOSED AMENDMENT TO 10-12-37-D APPROVAL PROCESSES AND REQUIREMENTS, SUBDIVISIONS RON GAILY SECONDED

VOTE AYE (4) NAY (0) ALL APPROVED Absent- Matt Stewart

4. **APPROVAL OF PLANNING COMMISSION MINUTES FOR JULY 7, 2022**

MAUREEN BUSHMAN MOTIONED TO APPROVE THE MINUTES FOR JULY 7, 2022 MELANIE PAXTON SECONDED

VOTE AYE (4) NAY (0) ALL APPROVED Absent- Matt Stewart

5. **APPROVAL OF PLANNING COMMISSION MINUTES FOR AUGUST 4, 2022**

MELANIE PAXTON MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES FOR AUGUST 7, 2022 WITH CORRECTION ON LINE 53 AND 63 RON GAILY SECONDED

VOTE AYE (4) NAY (0) ALL APPROVED Absent- Matt Stewart

6. **APPROVAL OF PLANNING COMMISSION MINUTES FOR AUGUST 18, 2022**

RON GAILY MOTIONED TO APPROVE THE MINUTES FOR AUGUST 18, 2022 WITH CORRECTIONS ON LINES 210, 228, 238, 197 MELANIE PAXTON SECONDED.

VOTE AYE (4) NAY (0) ALL APPROVED Absent- Matt Stewart

7. **CITIZEN SURVEY**

Ron Gailey would like to do an update to the survey the city did a couple years ago. It is his company which would do it at no cost to the city. The survey will be approved by the Mayor.

ADJOURNMENT – Maureen Bushman motioned to adjourn Melanie Paxton seconded.

VOTE AYE (4) NAY (0) ALL APPROVED Absent- Matt Stewart

Planning Commission Coordinator