

ELK RIDGE
PLANNING COMMISSION
MAY 4, 2023

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday May 4, 2023, at 7:00 p.m.

ROLL CALL

Commissioners: Maureen Bushman, Ron Gailey, Melanie Paxton, Ron Hill, Matt Stewart,

Others: Royce Swensen, *City Recorder*, Mayor Haddock

Public: Larry Lee, Chad Nelson, Jim Chase

7:00 pm OPENING ITEMS

Opening Remarks was given by Ron Gaily

Pledge of Allegiance led by Ron Hill

ROLL CALL Maureen Bushman, Ron Gailey, Melanie Paxton, Ron Hill, Matt Stewart

MELANIE PAXTON MOTIONED TO APPROVE THE AGENDA RON GAILY SECONDED

VOTE AYE (5) NAY (0) APPROVED

PUBLIC HEARING

1. PROPOSED ORDINANCE AMENDMENT LANDSCAPING 10-12-36

Maureen Bushman opened the public hearing.

There was no public comment.

Maureen Bushman closed the public hearing.

PLANNING COMMISSION ITEMS

1. PROPOSED ORDINANCE AMENDMENT LANDSCAPING 10-12-36

Maureen Bushman stated the city council has been working on this and have made some changes. Matt Stewart stated the terms planter strip and park strip are both used. Planter strip needs to be changed to park strip for consistency. Ron Gaily stated this is for new developments. Maureen Bushman went through the city's current requirements for landscaping of the front and sides of the home needs to be landscaped in order for the landscaping bond to be released and needs to be done 3 years from the issuance of the certificate of occupancy. Discussion ensued on why the size requirements are so specific and the difficulty in watering small sections and the problem of containing/ wasting water on these smaller areas and how is this ordinance going to be enforced. Melanie Paxton stated residents need to be able to choose for themselves instead of having to follow a mandate. Maureen Bushman stated these requirements are required to be in the ordinance. Ron Gaily stated water was the number one concern of the residents on the survey, even though he doesn't like mandates, it is a reasonable way to listen to citizens' concerns. The ordinance needs to clearly say the front and sides. Matt Stewart suggested changing the heading of multi family dwellings Recommendation- Changing planter strip to park strip, add requirements are for the front and sides of the lawn only to 3b, and change heading from Multi Family to Development/Subdivisions
RON GAILY MOTIONED TO RECOMMEND PROPOSED ORDINANCE AMENDMENT
LANDSCAPING 10-12-36 WITH THE FOLLOWING CHANGES:

CHANGING PLANTER STRIP TO PARK STRIP

ADD REQUIREMENTS ARE FOR THE FRONT AND SIDES OF THE LAWN ONLY TO 3B
CHANGE HEADING FROM MULTI FAMILY DWELLINGS TO DEVELOPMENT/SUBDIVISIONS
MATT STEWART SECONDED

Vote AYE (3) NAY (2) APPROVED
Melanie Paxton is nay to residential and aye to commercial

Matt Stewart is all for property rights but understands the need to conserve.

2. GENERAL PLAN DISCUSSION

Maureen Bushman stated she would like to start with Transportation. Maureen Bushman is working with Shawn Eliot who works for MAG and has been on the Planning Commission and he has offered to update the maps. Maureen has reviewed this with the mayor. The map Maureen passed out has Shawn's recommended changes.

- Goosenest Drive is already functioning as an arterial already.
- Goosenest and Rocky Mountain Way were designed to be a collector and were originally labeled as a collector. The new section of Canyon View Dr. from Park Dr. north to 11200 is arterial.
- Salem Hills Dr., Elk Ridge to Canyon View upgrade to collector which was designed to be a collector and was originally labeled as a collector.
- Hillside Dr., Elk Ridge Dr. to the new Loafer Mountain Road is functioning as a collector but is narrower. Shawn recommends creating a new category of Minor Collector for the narrower road designs.
- Park Dr., Loafer Canyon Road downgrade to minor collector.
- Ridgeview Dr., Rocky Mountain Way to Canyon View Dr. upgrade to minor collector.
- High Sierra Dr.(and future extension) and Elk Ridge Dr. to the roundabout as proposed minor collector. If High Sierra Road is ever built the existing road will need improvements from the city.
- The road that continues from 11200 east to Payson (through the orchards is to be removed. The county has now labeled this as a preservation area and no longer promoting the road.

Maureen Bushman stated with the discussion of trails it is important to know where and what the roads are and the traffic that is on them. Ron Gaily worked on the Parks and Zoning maps and recommends studying these maps and continue the discussion of Parks and Zoning map next meeting. Mayor Haddock stated the future dotted line that continues south from Elk Ridge dr. is all private and Payson and is questioning having the dotted line there at this time. Discussion ensued on just leaving it there for possible future use. 1.32

3. TRAILS DISCUSSION

Melanie Paxton stated she is trying to submit for a small grant, due tomorrow, for a 10 foot connective trail to Salem Canal Trail on Elk Ridge Dr. from Sky Hawk to 11200 on the east side of the street. The grant amount is \$30,000 and the city would have to pay \$6,000 or in kind. The Salem canal trail is 3 years away from being built. Discussion ensued on a trail connecting to Payson along the north end of the golf course and Forebay. Discussion ensued on the possibility of creating a 5013C trails committee which is independent from the city.

MAUREEN BUSHMAN MOTIONED TO ADJOURN RON GAILY SECONDED

VOTE

AYE (5)

NAY (0)

APPROVED

Planning Commission Coordinator