

ELK RIDGE
PLANNING COMMISSION
JUNE 1, 2023

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday June 1, 2023, at 7:00 p.m. at 80 E. Park Dr, Elk Ridge, UT.

ROLL CALL

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

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

Public: Larry Lee, Steve Anderson

7:00 pm OPENING ITEMS

Opening Remarks was given by Matt Stewart

Pledge of Allegiance led by Maureen Bushman

MATT STEWART MOTIONED TO ACCEPT THE AGENDA RON HILL SECONDED
APPROVED

VOTE AYE (5) NAY (0) APPROVED

PUBLIC HEARINGS

**1. REZONING AND GENERAL PLAN AMENDMENT, ASSISTED LIVING/CLAYSON
MAUREEN BUSHMAN OPENED THE PUBLIC HEARING**

There was no public comment.

Maureen Bushman closed the public hearing.

2. REZONING AND GENERAL PLAN AMENDMENT PUBLIC FACILITIES

Maureen Bushman opened the public hearing.

Steve Anderson is with Fusion and Fusion is looking to expand Fusion infrastructure of fiber optics in Elk Ridge and are interested in acquiring the small unused well house as a data center. It would not be open to the public. Fusion will work hand in hand with the city in protecting the interests of the city. In order for the city to sell the land it has to be rezoned from public facilities.

Mayor Haddock stated that this property has already been approved as surplus property and would have to be sold on the open market.

Royce Swensen stated the city is the applicant for the rezoning of this property.

Maureen Bushman closed the public hearing.

AGENDA ITEMS

1. REZONING AND GENERAL PLAN AMENDMENT ASSISTED LIVING/CLAYSON

Maureen Bushman stated this is a small strip of property Elk Ridge Assisted Living is selling to the Clayson's bordering the south side of the Assisted Living which needs to be rezoned from commercial to residential. Ron Hill asked why this wasn't done when the Assisted Living sold the other piece of property to the Assays next door. Royce Swensen stated the Assisted Living has a retention basin in that area that needed to be reconfigured and added to the plans.

RON HILL MOTIONED TO RECOMMEND THE REZONING AND GENERAL PLAN
AMENDMENT FOR THE ASSISTED LIVING /CLAYSON'S AT 223 WEST GOOSENEST FROM
COMMERCIAL TO RESIDENTIAL MATT STEWART SECONDED APPROVED

VOTE AYE (3) NAY (0) Absent Ron Gaily, Melanie Paxton

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53 **2. REZONING AND GENERAL PLAN AMENDMENT PUBLIC FACILITIES**

54 Matt Stewart stated the well has not been used for 10 years or so. Royce Swensen stated that the well has
55 to go through a process in order to abandon it officially. Matt Stewart asked Steve Anderson, Fusion for
56 more details on Fusion's plans. Steve Anderson stated Fusion is currently serving the area with terrestrial
57 fixed wireless which is a fiber fed hub using radio waves to backhaul to various tower sites. It works well
58 but Fusion is looking to the future with fiber optics.

59 Matt Stewart stated this will be a benefit to the city and a good use of the property.

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61 MAUREEN BUSHMAN MOTIONED TO RECOMMEND THE REZONING AND GENERAL PLAN
62 AMENDMENT OF THE PUBLIC FACILITIES RON HILL SECONDED

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64 VOTE AYE (3) NAY (0) Absent Ron Gaily, Melanie Paxton
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66 **3. GENERAL PLAN DISCUSSION**

67 Maureen Bushman stated the focus tonight is on the updates to the zone sections by Ron Hill. Ron Hill's
68 updates are in red and the yellow is what Maureen suggested. Ron Hill stated he did not change the
69 meaning of anything but updated the zones by removing redundant words and making it read smoothly.
70 The CE3 has been added with the current language from the code. He moved the options for clustering in
71 the CE2 and CE3 to the bottom of each section which made it easier to read and understand. Maureen
72 Bushman highlighted the area where the data in growth needs to be confirmed and updated. Discussion
73 ensued and agreed on removing the paragraph regarding the RR zone which the city no longer has. The
74 section that has snow plowing needs to be removed since it is part of the road/transportation section.
75 Discussion ensued on removing the specifics and not duplicate code but to refer to the city code and just
76 have a summary in the General Plan which is an overall vision of the city. Ron Hill will work on the
77 changes discussed. Maureen Bushman stated the Call to Action sections need to be updated to be more
78 broad.

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80 **4. TRAILS DISCUSSION**

81 Maureen Bushman stated Melanie is working on the trails and has recently attended a trails meeting that
82 discussed tax breaks. Melanie Paxton is pursuing more grant options and support from surrounding
83 communities. Shawn Eliot is working on updating the maps.

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85 MAUREEN BUSHMAN MOTIONED TO ADJOURN MATT STEWART SECONDED

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87 VOTE AYE (3) NAY (0) Absent Ron Gaily, Melanie Paxton
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Planning Commission Coordinator