

ELK RIDGE
PLANNING COMMISSION
SEPTEMBER 7, 2023

TIME AND PLACE OF MEETING

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

ROLL CALL

Commissioners: Maureen Bushman, Ron Hill, Melanie Paxton, Ron Gailey (late) Absent - Matt Stewart

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

Public: Diane Schultz, Larry Lee, Stephen Simmons, KC Bush

7:00 pm OPENING ITEMS

Opening Remarks was given by Ron Hill

Pledge of Allegiance led by Maureen Bushman

MELANIE PAXTON MOTIONED TO APPROVE THE AGENDA RON HILL SECONDED

VOTE AYE (3) NAY (0) APPROVED Absent Ron Gailey, Matt Stewart

PUBLIC HEARING

1. HANSON LOT 70A SUBDIVISION

Maureen Bushman opened the public hearing.

Diane Shultz stated this isn't about the subdivision. She had questions concerning some things in general. She did not realize when taking the survey that trails meant sidewalks and would like to change her response to absolutely uninterested in trails. Her questions were, are the trails for the CE3 area or for the whole city? What does the statement in the general plan mean by "working with private landowners? What is a divided trail, what kind of surface would the trails be? Would they be on one side of the road or both? Would the new extension have a trail? Some of the directions on the map do not make any sense. Some older areas do not have sidewalks, how is that going to impact those residents, and will it look good? What is the vision for those that do not have infrastructure? There is nothing concrete in the general plan.

Ron Gailey entered the meeting

Maureen Bushman stated the plan is not to disrupt or take away from the residents and to improve the city and suggested for residents to read the General Plan and come to meetings and email any questions or concerns to the Planning Commission. Mayor Haddock stated the general plan is only to be general.

Steve Simmons - stated he understands the trail system is to be extended to the south end of the city and there are private landowners there that have a personal interest and wants to know how that is working and if there is any quid pro quo going on where private landowners are saying we will do this if you do that for us. Is that going on behind the scene and how much of that is being presented to the general community? The survey said 40% of the residents were interested in trails, trails for whom and what kind of trails and accessibility?

Maureen Bushman stated the trails will be for everyone and different kinds of trails. The city has road easement on both sides of the roads and safety, cost, and interest are all taken into consideration. The General Plan is not a place to look for those details. Maureen Bushman thanked them for being here and showing an interest and asking questions and sharing concerns.

Maureen Bushman closed the public hearing.

46 **AGENDA ITEMS**

47 Joe Wilkens explained one person bought both lots and wants to combine them.

48 Maureen Bushman clarified that the subdivision is in the new development and is 2 lots that are combined into
49 one, all requirements for the zone are met; frontage and size and the second water and sewer connection has
50 been abandoned.

51 MELANIE PAXTON MOTIONED TO RECOMMEND APPROVAL OF HANSON LOT 70A
52 SUBDIVISION PRELIMINARY AND FINAL RON GAILEY SECONDED

53 VOTE AYE (4) NAY (0) APPROVED Absent Matt Stewart

54 **GENERAL PLAN DISCUSSION**

55 Maureen Bushman stated the parks map is in the process of getting updated. There are some differences
56 between the Utah County Parcel Map, Capital Facilities, and the city's current map. The names are confusing.
57 The park at the northern part of the city on the city's Park and Open Space Map is listed as Sky Hawk Park, the
58 Utah County Parcel Map and the Capital Facilities list it as Elk Ridge Meadows. It is divided into 4 parts
59 totaling 16.7 acres. Does the commission think these pieces should have their own names? The northernmost
60 piece isn't anywhere near Sky Hawk. This may be up to the city council to decide. Maureen Bushman
61 numbered the parks 1-4 for discussion purposes. Goosenest Park (west of the roundabout) is 8.8 acres, Shuler
62 Park by the city offices is 6 acres. The city has property on south Loafer Canyon Dr, called unofficially The
63 Meadows which is being used for runoff mitigation which could be a nice park. The ravine along Loafer
64 Canyon will be a future natural open space or park. The Capital Facilities Plan has the ravine as Loafer Canyon
65 Park. There are 2 park areas in the undeveloped southern part of the city. The city adopted the standard set by
66 the National Parks and Recreation Association of 5 acres of park space per 1000 people. The city currently has
67 30 acres of park space, the projected build out of the city is 8000 people, which would mean the city needs 10
68 more acres. The future proposed parks in the south end of the city would total 10 acres. These could be 2 5-
69 acre parks or 3 3.3-acre parks. It is not determined specifically what these parks could be at this time, and these
70 are just proposed general areas. This would place parks throughout the whole city. The Capital Facilities Plan is
71 also in the process of being updated so any changes made to the General Plan need to support the Capital
72 Facilities Plan. A Park's Committee would determine the specifics, if there is no Park's Committee then it
73 would fall to the Planning Commission.. The city does not have a Parks Committee at this time. Ron Gailey
74 stated the smaller town of Parowan received grant money, if they can get grant money Elk Ridge can get grant
75 money. Grant money is available, but the city has to have a thorough plan in order to apply. Discussion ensued
76 on the text of the parks section of the General Plan. Melanie Paxton stated conservation land/easements should
77 also be included as types of open space. Maureen Bushman asked Royce Swensen to find out if park details
78 should stay in the Capital Facilities Plan or if the General Plan should outline items more specifically and
79 should there be a separate Park's Plan created. Would a Park's Plan be redundant? Emphasis needs to be made
80 that parks are accessible to all residents, young, seniors, handicapped, etc. Parking needs to be prioritized.
81 Mayor Haddock stated the current budget includes a parking area at the Sky Hawk Park near the southwest
82 corner off of Cottontail Rd. Maureen Bushman stated the transportation map, trails map, zoning map, and
83 parks map will be ready for the next meeting. The demographics data and the moderate-income housing info
84 will hopefully be available in November. The Development Capacity Map does not belong in the General Plan
85 and should be updated and put in the Capital Facilities Plan. An annexation areas map needs to be included in
86 the General Plan, perhaps on the zoning map. The Planning Commission will go on a field trip to the current
87 parks before the next meeting at 5:00 pm. Melanie Paxton stated she and Councilmember Willis went to the

different zones and took pictures to put in the General Plan that represents what the different zoning areas look like.

2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR JULY 6, 2023**

MELANIE PAXTON MOTIONED TO APPROVED THE MINUTES FOR JULY 6, 2023 RON HILL
SECONDED

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

MELANIE PAXON MOTIONED TO ADJOURN RON HILL SECONDED

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

Planning Commission Coordinator