

ELK RIDGE  
PLANNING COMMISSION  
JANUARY 4, 2024

**TIME AND PLACE OF MEETING**

A meeting of the Elk Ridge Planning Commission was held on Thursday January 4, 2024, at 7:00 p.m. at 80 E. Park Dr. Elk Ridge Utah.

**ROLL CALL**

*Commissioners:* Maureen Bushman, Ron Hill, Melanie Paxton, via Zoom- Lisa Graham and Ron Gailey  
*Others:* Royce Swensen, *City Recorder*, Laura Oliver, Deputy Recorder,  
*Public:* Larry Lee

**7:00 pm OPENING ITEMS**

Opening Remarks was given by Ron Hill  
Pledge of Allegiance led by Maureen Bushman

RON HILL MOTIONED TO APPROVE THE AGENDA RON GAILEY SECONDED

VOTE            AYE (4)            NAY (0)            APPROVED

**PUBLIC HEARING**

**1. ORDINANCE AMENDMENT 24-1 9-1-2 ORDINANCE AMENDMENT CODE ADOPTED**

Maureen Bushman opened the public hearing and stated this is the amendment to add the IRC to the building code.

**PUBLIC COMMENT**

Larry Lee asked if the IRC overlaps the building code.

Mayor Haddock stated the IRC is residential and the IBC is commercial.

Maureen Bushman stated she has looked at both codes and there is some overlap on certain items. The IRC is for homes and is more detailed and deals more with the items that the city deals with more often such as window wells, retaining walls, and anything that is structural. The IRC gives the city flexibility and a resource that is standard and safe.

Ron Gailey thinks adopting the IRC is a great idea. It is difficult to think of every eventuality and the IRC works across different locations and is a wise way to go. Ron Hill is in agreement.

**2. ORDINANCE AMENDMENT 24-2 10-12-13 FENCES, WALLS, AND HEDGES**

Maureen Bushman stated ordinance amendment 24-1 10-12-13 Fences, walls, and Hedges. The amendment deals with the section regarding retaining walls and the recommendation that was discussed last meeting.

Maureen Bushman suggested adding “final finished grade of the exposed wall” Maureen Bushman stated the consensus was to measure from the final finished grade and asked if the wording clarified that. Ron Hill stated the codes the planning commission looked at last meeting measured from the footings and the planning commission decided to go to the surface grade and is in favor of the wording. Ron Gailey is in agreement.

**PUBLIC COMMENT**

Larry Lee stated the purpose of a retaining wall is to retain something and the part that retains needed to be defined.

Maureen Bushman stated she also reworded terracing, simplifying the sentence but does not change the meaning. Discussion ensued on the change that retaining walls that are terraced don’t have to be the same height

and the retaining walls for an external basement stairway. Lisa Graham likes the changes and thinks they make more sense.

## AGENDA ITEMS

### 1. ORDINANCE AMENDMENT 24-1 9-1-2 ORDINANCE AMENDMENT CODE ADOPTED

RON HILL MOTIONED TO RECOMMEND ADOPTING ORDINANCE AMENDMENT 21-1, 9-1-2  
ADOPTING THE IRC MAUREEN BUSHMAN SECONDED

VOTE (4 ) AYE (0) NAY APPROVED

### 2. ORDINANCE AMENDMENT 24-2 10-12-13 FENCES, WALLS, AND HEDGES

RON HILL MOTIONED TO ADOPT ORDINANCE AMENDMENT 24-2 10-12-13 FENCES, WALLS AND  
HEDGES WITH THE ADDITIONS RON GAILEY SECONDED

VOTE (4 ) AYE (0) NAY APPROVED

### 3. PARK NAMES

Mauren Bushman stated the confusion on the Parks map is the names. Ron Hill stated the confusion is in the areas of the parks on the north end of the city where it crosses 11200. Maureen Bushman stated the park area on the northernmost part of the city is officially named Mount Loafer Park. The park near Sky hawk Dr is officially named Elk Ridge Meadows. Lisa Graham recommended naming the possible future park on the south end of Loafer Canyon Hidden Park but likes Hidden Hollow better. Maureen Bushman asked if Mount Loafer Park should have a designation such as being numbered or having different names. Ron Gailey stated he thinks the different areas of Mount Loafer Park remain the same. Lisa Graham stated if there is an event in one of the areas it would be nice to have the areas more defined so it is clearer where the location would be. Maureen Bushman stated when going for grants it is better to have a clear name for the area. Ron Hill suggested keeping the official names but adding the designation of north and south to the respective areas. Ron Gailey stated he would like the parks named for the street they are on. Maureen Bushman will have the maps updated to add the designations of north and south, Goosenest Drive (roundabout area), and Hidden Hollow for the city property on the south end of Loafer Canyon and all future parks be labeled as possible park but will also bring up naming them after streets to the council.

### 4. APPROVAL OF PLANNING COMMISSION MINUTES FOR DEC 7, 2024

Maureen Bushman stated she would like to add “the consensus was to remove the pictures of homes”. Ron Hill stated line 3 inches needs to be corrected to 30 inches.

RON HILL MOTIONED TO APPROVE THE MINUTES DECEMBER 7, 2024, WITH THE CORRECTIONS  
LISA GRAHAM SECONDED

VOTE (4 ) AYE (0) NAY APPROVED

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RON HILL MOTION TO ADJOURN MAUREEN BUSHMAN SECONDED

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VOTE        AYE (4)        NAY (0)        APPROVED

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Planning Commission Coordinator