

ELK RIDGE
PLANNING COMMISSION
FEBRUARY 1, 2024

TIME AND PLACE OF MEETING

A meeting of the Elk Ridge Planning Commission was held on Thursday February 1, 2024, at 7:00 p.m. at 80 E. Park Dr. Elk Ridge Utah.

ROLL CALL

Commissioners: Maureen Bushman, Ron Hill, Greg Shelton, Lisa Graham, and Ron Gailey

Others: Royce Swensen, *City Recorder*, Laura Oliver, Deputy Recorder,

Public: Larry Lee, Dianne Schultz

7:00 pm OPENING ITEMS

Opening Remarks was given by Ron Gailey

Pledge of Allegiance led by Maureen Bushman

RON HILL MOTIONED TO APPROVE THE AGENDA LISA GRAHAM SECONDED

VOTE AYE (4) NAY (0) APPROVED

AGENDA ITEMS

1. WATER AND SEWER CONNECTIONS PER LOT DISCUSSION 10-15C-SUBDIVISION DESIGN STANDARDS AND 8-5-1 SEPERATE CONNECTION REQUIRED DISCUSSION

Maureen Bushman stated the City Council has asked the Planning Commission to give them recommendation on only allowing 1 water and sewer connection per lot. Lisa Graham asked if some currently owns a double lot with water and sewer connections on both lots would the second set of connections have to be abandoned. Andrew Jackson, Horrocks Engineering, stated the second set would not have to be abandoned unless they combined the 2 lots into 1 lot. Otherwise, they would be able to use the second connection. The second set of connections have to be stubbed and abandoned behind the curb and not cut into the road to abandon the lines and the abandoned connections be recorded with the county. Discussion ensued on the use for the second connection and being able to ask for an exception to use the second connection, for example a pool.

RON GAILEY MOTIONED TO MOVE 10-15C-SUBDIVISION DESIGN STANDARDS AND 8-5-1 SEPERATE CONNECTION REQUIRED TO PUBLIC HEARING RON HILLS SECONDED

VOTE 5 AYE 0 NAY APPROVED

2. ACCESSORY BUILDINGS WATER AND SEWER CONNECTION DISCUSSION

Maureen Bushman stated the only thing being added is recommendation that accessory buildings associated with single family water and sewer connections be served by the same utility connections as the principal building.

LISA GRAHAM MOTIONED THE AMENDMENT TO ORDINANCE 10-12-5H BE SENT TO PUBLIC HEARING RON GAILEY SECONDED

VOTE 5 AYE 0 NAY APPROVED

3. GENERAL PLAN DISCUSSION

Andrew Jackson stated he is with Horrocks working with Mountainland Association of Governments (MAG) once upon a time General Plans had a lot of filler but now it is preferred to remove the filler and consolidate items. The General Plan should be a general plan for land use items. The Planning Commission went through the changes from the last meeting. Zones were consolidated according to density. Church properties were labeled Institutional instead of Public Facilities. Andrew Jackson will update the sensitive area map. Mountainland did the current maps and should still have the files. The Call-to-Action section has been renamed to Strategies. The

Annexation maps and Future Land Use maps were combined. One strategy is to review the General Plan annually for any updates in June or July to coincide with state legislative changes that occur May 1. Elk Ridge being part of the Wildland Urban Interface inserted into the introductory section. The term "bedroom community" will be changed to "exurban". All demographic numbers will be changed to be consistent. Horrocks Engineering will review the General Plan with their professional editors to make sure everything is grammatically correct and a graphics team that will polish it up. The Economic Element section will be removed because the city does not have any commercial and it is not required to be in the General Plan. The transportation map designation of streets such as local streets being changed to minor arterials or minor collectors that are not at this time being such, shall continue to be labeled as local streets. This will be a more accurate reflection of current road size and use. Future roads will be labeled "proposed" arterial, collector, or local, to better reflect planned future transportation flow. "Possible road" will be used to indicate roads in future areas where pathway and designation will be determined through development. The term divided trail on the trails map is confusing and not an accurate reflection of this type of trail. Divided Trails will be labeled on the trails map as Possible Shared Roadside Trail. Andrew Jackson stated cities under 5,000 are not required to implement a moderate-income housing plan. Population is taken from the most recent census and the last official census has Elk Ridge population under 5000 so the city is not required to do moderate income housing at this time but should move in that direction shortly. Some cities are using the accessory apartments as part of their moderate-income housing plan and offering amnesty to illegal accessory apartments to get them registered so they can be counted. The homeowners are not penalized and fined but can bring them up to code. Self-help housing and accessory apartments that have family members living in them count towards moderate income housing. Apartments would have to rent around \$800 less than Provo which could be difficult in Elk Ridge, but the city would just have to show "reasonableness" in the rent to qualify. All the changes will be made, and the final draft will be presented at the March planning commission meeting and the public hearing will be in April.

4. APPROVAL OF PLANNING COMMISSION FOR JAN 4, 2024

RON HILL MOTIONED TO APPROVE THE PLANNING COMMISSION MINUTES FOR JAN 4, 2024,
RON GAILEY SECONDED

VOTE 5 AYE 0 NAY APPROVED

5. VOTE- PLANNING COMMISSION

RON HILL NOMINATED MAUREEN BUSHMAN TO BE THE PLANNING COMMISSION CHAIR AND
RON GAILEY AS THE CO CHAIR LISA GRAHAM SECONDED.

VOTE 5 AYE 0 NAY APPROVED

6. DISCUSS BY-LAWS

Maureen Bushman discussed some of the bylaws and recommended for the Planning Commission to review the bylaw, and the handbooks on Land Use.

LISA GRAHAM MOTIONED TO ADJOURN

VOTE 5 AYE 0 NAY APPROVED



Planning Commission Coordinator