

ELK RIDGE
PLANNING COMMISSION
MARCH 7, 2024

TIME AND PLACE OF MEETING

A public hearing and the regular meeting of the Elk Ridge Planning Commission was held on Thursday March 7, 2024, at 7:00 p.m. at 80 E. Park Dr. Elk Ridge Utah.

ROLL CALL

Commissioners: Maureen Bushman, Ron Hill, Melanie Paxton, Lisa Graham

Others: Royce Swensen, *City Recorder*, Andrew Jackson, Horrocks Engineering,

Public: Larry Lee, Max Ditlevsen, Stephen Simmons

7:00 pm OPENING ITEMS

Opening Remarks was given by Lisa Graham

Pledge of Allegiance led by Maureen Bushman

RON HILL MOTIONED TO APPROVE THE AGENDA GREG SHELTON SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent- Ron Gailey

PUBLIC HEARING

LDS CHURCH SUBDIVISION PRELIMINARY PLAT

Maureen Bushman opened the public comment.

There was no public comment.

Maureen Bushman closed the public comment.

1. LDS CHURCH SUBDIVISION PRELIMINARY PLAT

Maureen Bushman stated asked for confirmation that there were no exceptions asked for. Royce Swensen stated there were no exceptions asked for. This was also confirmed by a representative of the subdivision Brittany White of Uncommon Architecture. Lisa Graham asked what certain places were around the parcel. Brittany White stated there is a pavilion and trash enclosure.

GREG SHELTON MOTIONED TO APPROVE THE LDS CHURCH SUBDIVISION PRELIMINARY PLAT
LISA GRAHAM SECONDED.

VOTE (4) AYE (0) NAY ALL AYE Absent- Ron Gailey

2. GENERAL PLAN DISCUSSION

Maureen Bushman stated they would be starting with the moderate-income housing section and turned the time over to Andrew Jackson of Horrocks Engineering. Andrew Jackson stated in 1997 the state legislature passed legislation requiring moderate income housing to be included in the General Plan. There have been a lot of changes to the moderate-income housing element. He wrote the original plan for Elk Ridge. It requires that the city look at how much affordable housing the city will need in the next five years. When you look at the growth Elk Ridge has and the percentage of that growth, it will be based on the existing income levels within the community, which is about 4 people per year, about 1 unit per year. One of the things Elk Ridge has is the 65 units of self-help housing. From 1997 forward the city has an existing housing stock for moderate income housing. One key element has to maintain that affordability which is maintained by a self-help housing group which is funded by the USDA. The legislature did not make any changes to the moderate-income housing, but they made a few tweaks to the moderate-income housing report that is due in August every year. Another thing that is looked at is the distance of travel from Elk Ridge to the business base of the county. 4-5 trips, 4 weeks out of the year, a unit in Elk Ridge would have to be \$600-\$800 less than a comparable rental unit in Provo. The

only way that works is by using accessory apartments. The city is in good shape with accessory apartments. There also isn't any commercial in the city. The moderate-income housing requires 3 strategies for moderate income housing. 1, Is preserving pre-existing affordable housing, which the city has with self-help homes. Work with the self-help homes to keep them eligible. They cannot be rental units. 2, Create or allow for reduced regulations on internal or detached accessory apartments. This is part of state law. 3. Eliminate impact fees for external accessory dwellings. There is a 5-year timeline requirement. The recommendation on the 5-year strategy is listed to by August 2024 the first strategy would possibly be for the council to pass a resolution to state that intent to maintain the self-help housing to be affordable housing by making sure they remain eligible. By 2027 to reduce the regulations for accessory apartments, which the city has to do anyway due to state law. By 2029 the third strategy would be to eliminate external accessory dwellings. The self-help homes have deed restrictions. Read what the self-help home deeds to see what restrictions there are. The strategies used have to be used verbatim. Elk Ridge is a class 5 city which is determined by the last census population. There is a technical writer that will fix any Scribner errors and a graphics team that will gloss up the general plan. No substantive changes will be made.

Maureen Bushman stated some of the geographical info and population data edits are from Mike Hanson. Elk Ridge City has a fairly young population, but it is getting older. The city is not poor; the individual income base is higher than normal, but we do not have a commercial tax base and the city has to decide carefully what kind of amenities to spend funds on. Andrew Jackson explained how the acreage and buildout data was determined. The sensitivity map is going to be redone so that the lines are clearer. Maureen Bushman stated they are now just waiting for the sensitive areas map and the whole General Plan to be edited and the graphics done and will try to have everything completed and the General Plan public hearing ready for the May meeting.

3. PARKS DISCUSSION

Maureen Bushman stated there is a Parks and Trails committee working on the trails and trailhead for the Forebay area. The Goosenest Park, on the corner at the roundabout, is being discussed and ideas are being gathered for that area. Karen Tribett chairs the Beautification Committee and is having a "Make a Difference Day on May 4th". She has divided the volunteers and has created captains of the volunteers who will be responsible for certain areas of the city. The Planning Commission scheduled a field trip to Shuler Park and Goosenest Park for the next meeting.

4. APPROVAL OF PLANNING COMMISSION AND CITY COUNCIL JOINT MEETING MINUTES FOR JANUARY 30, 2024.

Lisa Graham stated line 71 she is listed as a council member.

RON HILL MOTIONED TO APPROVE THE PLANNING COMMISSION AND CITY COUNCIL JOINT MEETING MINUTES FOR JANUARY 30, 2024, WITH THE CORRECTION GREG SHELTON SECONDED

VOTE (4) AYE (0) NAY ALL AYE Absent- Ron Gailey

5. APPROVAL OF PLANNING COMMISSION MEETING FOR FEBRUARY 1, 2024

Tabled

GREG SHELTON MOTION TO ADJOURN LISA GRAHAM SECONDED

VOTE (4) AYE (0) NAY ALL AYE Absent -Ron Gailey

Planning Commission Coordinator