

ELK RIDGE
PLANNING COMMISSION
APRIL 4, 2024

TIME AND PLACE OF MEETING

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

ROLL CALL

Commissioners: Maureen Bushman, Ron Gailey, Ron Hill, Greg Shelton, Lisa Graham (late)
Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*
Public: Stephen Simmons, Collin Brinkerhoff, Joe Wilkins, Darin Mano

7:00 pm OPENING ITEMS

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

RON GAILEY MOTIONED TO APPROVE THE AGENDA RON HILL SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent- Lisa Graham

1. HOLLEY RIDGE SUBDIVISION PRELIMINARY AND FINAL PLAT

Cory Holley stated he purchased some property and is adding it to his lot. There is an existing home and may at some point put an accessory building on it.

There was no other public comment.

Maureen Bushman stated the city engineer memo states the plat meets the requirements of the city code.

Lisa Graham joined the meeting.

2. LAYLA PLAT A SUBDIVISION PRELIMINARY AND FINAL PLAT

Joe Wilkins Developer stated this is a one lot subdivision located where the original subdivision that was moved when the Longview Meadows Subdivision and the Highlands at Elk Ridge Subdivision retention basin was combined and moved to the bottom of Canyon View Drive. They want to put it in a single home. They have abandoned an old water line and will put in power and sewer for both the new lot and the neighboring parcel owned by the Pearsons. They are putting in an underground drainage system. They have spoken with the Pearsons and told them about the utilities and made sure the Pearson's had the frontage needed if they ever decide to build on the lot. The cul-de sac will be fully completed when the Pearson's develop. There is a hammerhead that will be dedicated to the city for emergency services and will be abandoned once the cul-de-sac is completed. Maureen Bushman stated there is a trail that goes north to south from Sunset Dr to Goosenest Dr. between the Layla Subdivision and the Pearson's property. Joe Wilkin's stated the trail was moved when the Longview Meadows and Highlands were built with an 8-foot trail going down to Loafer Canyon Road. Maureen Bushman stated the trail connects the north to south trails and wants to negotiate keeping the trail to Goosenest Dr. Joe Wilkins stated there is an easement on the west side of the property that could possibly go. Maureen Bushman stated she is concerned with the drainage. Joe Wilkins stated they plan on putting in underground chambers. Greg Shelton confirmed that the drainage system was certified, and he would like check dams as well. There is also a clean out in the road with a 4" sewer lateral that should be 6", that should be a manhole. Joe Wilkin's stated the sewer line should be 6" and will have that changed. It was calculated as a 6". The cleanout should be a manhole and will have that changed to a 40" manhole. These were originally 6' and a manhole and all engineering was based on the original specs. Greg Shelton was concerned about a fire hydrant and can't tell if there is one close by. They need to be every 500 feet. The fire hydrants will be confirmed and if one is needed

the developer will put it in. Lisa Graham stated the small reference map on the plans has Elk Ridge Dr. and Park Dr. mislabeled and needs updated.

There was no other public comment.

3. ORDINANCE AMENDMENT SUBDIVISIONS 10-5-C-5 AND METER CONNECTIONS 8-5-1

Maureen Bushman stated the planning commission and city council discussed this previously. The city council did not have any changes and it has come back to the planning commission for public hearing.

There were no public comments.

Maureen Bushman closed the public hearings.

PLANNING COMMISSION AGENDA ITEMS

1. HOLLEY RIDGE SUBDIVISION PRELIMINARY AND FINAL PLAT

RON GAILY MOTIONED TO RECOMMEND THE APPROVAL OF HOLLEY RIDGE SUBDIVISION PRELIMINARY AND FINAL PLAT LISA GRAHAM SECONDED

VOTE AYE (5) NAY (0) APPROVED

2. LAYLA PLAT A SUBDIVISION PRELIMINARY AND FINAL PLAT

MAUREEN BUSHMAN RECOMMENDED THE LAYLA SUBDIVISION PRELIMINARY AND FINAL PLAT BE APPROVED WITH THE FOLLOWING CHANGES TO THE PLAT: ADD FIRE HYDRANT IF NEEDED, THE SEWER LATERAL BE REVISED TO 6', CHECK DAMS BE ADDED TO THE DRAINAGE, RON HILL SECONDED.

VOTE AYE (5) NAY (0) APPROVED

3. LDS CHURCH AT 11200 ROCKY MOUNTAIN WAY FINAL PLAT

Darin Mano, Representative for the church stated the council requested a concrete 10" sidewalk/trail removing the park strip which was added and the 8' PUE has been added. Lisa Graham stated it says CW in the middle of the street and would like that added to the list and asked what it meant. Darin stated it probably stands for culinary water. Lisa Graham also stated the landscaping needs to be deer proof.

VOTE AYE (5) NAY (0) APPROVED

4. ORDINANCE AMENDMENT SUBDIVISIONS 10-5-C-5 AND METER CONNECTIONS 8-5-1

Planning previously recommended the amendment to go to city council.

5. GENERAL PLAN REVIEW

Planning Commission reviewed the document and went through any changes needed for the final edit. Andrew Jackson and – will finalize the draft with the final changes and maps. There will be a poll vote on sending this to public hearing for May 2, 2024.

6. APPROVAL OF PLANNING COMMISSION MINUTES FOR FEBRUARY 1, 2024

LISA GRAHAM MOTIONED TO APPROVE THE MINUTES FOR FEBRUARY 1, 2024, WITH THE CORRECTION ON LINE 33 RON GAILEY SECONDED

VOTE AYE (5) NAY (0) APPROVED

7. APPROVAL OF PLANNING COMMISSION MINUTES FOR MARCH 7, 2024

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RON GAILEY MOTIONED TO CORRECTION ON LINE 9 GREG SHELTON SECONDED

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VOTE AYE (5) NAY (0) APPROVED

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ADJOURNMENT

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GREG SHELTON MOTION TO ADJOURN LISA GRAHAM SECONDED

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VOTE AYE (5) NAY (0) APPROVED

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Planning Commission Coordinator