

ELK RIDGE  
PLANNING COMMISSION  
JULY 16, 2024

**TIME AND PLACE OF MEETING**

A work session of the Elk Ridge Planning Commission was held on Thursday July 16, 2024, at 6:30 p.m. at 80 E. Park Dr. Elk Ridge Utah.

**ROLL CALL**

*Commissioners:* Maureen Bushman, Ron Gailey, Ron Hill, Greg Shelton, electronic- Lisa Graham

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

*Public:* -

**PLANNING COMMISSION WORKSESSION AGENDA ITEMS**

**GENERAL PLAN**

Andrew Jackson stated as soon as all the text is done then Horrocks will finish all the formatting. Andrew Jackson, Maureen Bushman, and Royce went through all the notes from the work session with the city council and made those adjustments. Maureen Bushman stated there is a general use map that shows the land use element a little clearer. It was suggested the zoning map be put in the appendix, but she felt it needed to be left in the middle where people can find it. There was discussion about the sensitive areas map. This is the most accurate copy of the south area. The Horrock's team that did the mapping, and the slopes is what they do. Horrock's Engineering stands behind their work. The sensitive areas map was made with the latest technology using drones, the previous map was made in 2010 which was a picture of a map. Andrew Jackson stated the previous map was most likely made using HZUS, Hazard software from the feds for a pre disaster mitigation plan which used generalized information. The current map was mapped utilizing several drone flyovers using Lidar, each one pinging a different area and then averaging those areas. It might be slightly off but it's the most accurate data without going out there with a transit and surveying the property. When this area is developed then the city will require a slope map from the developers. Maureen Bushman confirmed that this requirement is part of the CE3 code. Greg Shelton stated there was a gentleman at the last meeting that was very concerned about the south area but Horrocks Engineering stands by their work then and that it may be beneficial to put when this data was shot and how. Ron Gailey stated when you walk the south end of the city there seems to be more than 30% area than is represented on the map. Andrew Jackson confirmed that according to the code development has to survey the area. Maureen Bushman stated other suggestions on maps was the land use element is a more general map showing the different zones such as public facilities, residential densities, commercial etc. The zoning map did not have any changes. The annexation map - the zones were removed and just the annexation areas were shown. The transportation map - the arterial, collector, local street was simplified instead of minor and major type streets. The possible future streets were left just possible future streets and not categorized. Lisa Graham stated High Sierra is dotted and needs to be a line. Hayleys and Canyon View need to be a line as well and the correct color. The trails map - Lisa Graham had a question whether the trail was going to be identified on Hillside? Maureen Bushman stated there was no conclusion to that trail. Ron Hill asked about the dotted trail from Rocky Mountain Way to Canyon View and if that was still the plan. Maureen Bushman stated there has not been any decision to remove/ move it. Andrew Jackson stated easements make a difference as to where trails can be located. The landowners are working with other landowners to possibly relocate that trail. The parks and recreation open space map the only change is number 8 being moved to completely be into the city boundary. Lisa Graham stated yellow is for future open space but there isn't any yellow on the map. Maureen Bushman stated that is correct, there isn't any designated yet. Since open space is part of the General Plan, as open space is developed then it will be added. The moderate-income housing section will be replaced with a language stating when the city reaches the official population of 5000 then it will comply with the state requirements. Lisa Graham asked about the city being a 5th class city and it states the city is over 5000 in the next graph. Andrew Jackson stated cities are categorized according to population reached. A paragraph of how the official population is determined will be added and explain the difference

between the US census and the American Community Survey and the American Community Survey label will be put back in place. Lisa Graham states on page 2 or 3 the population doesn't line up with the timeline. Maureen Bushman stated the history was shortened and would like to put what was removed on the city website. Maureen Bushman stated that was all the changes. Since there were a number of changes the next step is having a public hearing on Aug. 1st.

  
\_\_\_\_\_  
Planning Commission Coordinator