

ELK RIDGE
PLANNING COMMISSION
MAY 2, 2024

TIME AND PLACE OF MEETING

A public hearing and the regular meeting of the Elk Ridge Planning Commission was held on Thursday May 2, 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

Others: Royce Swensen, *City Recorder*

Public: Liz Moeller

7:00 pm OPENING ITEMS

Opening Remarks was given by Ron Gailey

Pledge of Allegiance led by Maureen Bushman

LISA GRAHAM MOTIONED TO APPROVE THE AGENDA RON HILL SECONDED

VOTE AYE (5) NAY (0) APPROVED

PUBLIC HEARING

GENERAL PLAN

Maureen Bushman opened the public hearing

Liz Moeller - stated she supports the process of developing the general plan. The owners of the 69 acres do not want trails through their property and have not been approached to do so.

Maureen Bushman stated that Andrew Jackson is joining the meeting via zoom. He was instrumental in helping the Planning Commission update the general plan. Andrew stated that the client of the General Plan which the Planning Commission drafts is the City Council, the City Council implements the changes to the General Plan through legislative means. He was thankful to have the opportunity to help. Ron Gailey stated that the improvements in the graphics are much clearer and easier to view and feels the plan is good for the city, especially the emphasis on parks and trails. Maureen Bushman stated the 2018 General Plan was a good plan but as the city grows and changes, the General Plan needs to be updated accordingly.

Maureen Bushman closed the public hearing.

PLANNING COMMISSION AGENDA ITEMS

1. GENERAL PLAN DISCUSSION

MAUREEN BUSHMAN MOTIONED TO MOVE THE GENERAL PLAN TO CITY COUNCIL AS WRITTEN GREG SHELTON SECONDED.

VOTE AYE (5) NAY (0) ALL APPROVED

Ron Gailey stated he would like to acknowledge the concern stated in public comment. The trails are a general outline of where the trails could possibly go. Maureen Bushman stated the trails would be planned during development.

Liz Moeller stated she does not want the trail going through the middle of the property to the edge of the property.

No other Public Comment

Maureen Bushman stated again these trails are just possible trails and will be changed according to decisions by the landowner/developer made during development of the property. If the General Plan does not have anything marking possible trails, then the city can't make development put in the trails. It should be obvious that the dotted line means the trail means a possible future trail. Discussion ensued on changing the trail or adding small print clarifying private property.

RON GAILEY MOTIONED TO MOVE THE GENERAL PLAN FORWARD TO CITY COUNCIL WITH THE CHANGES TO THE TRAILS ADDING CURRENTLY PRIVATE PROPERTY TO PUBLIC ACCESS AND A DOUBLE ASTERISK PAGE 20 ABOUT WORKING WITH LANDOWNERS TO GAIN ACCESS TO THE TRAILS TO AS STATED RON HILL SECONDED

NOTE POST MEETING: THE FIRST MOTION WAS NEVER RESCINDED AND THE SECOND MOTION WAS NEVER VOTED ON THE FIRST MOTION IS THE ONLY VALID MOTION.

2. **RECAP OF PAYSON CITY ELK RIDGE WORK SESSION APRIL 11, 2024**

Maureen Bushman stated they have not had an opportunity to discuss the work session held by Payson city with Elk Ridge City Council and Planning Commission. Andrew Jackson listened to the recording. Discussion ensued that the concerns of Elk Ridge were not addressed or acknowledged. The next joint work session needs to be better planned and they did learn what Payson wanted. The discussion from Payson annexing Elk Ridge always gets brought up at the end of the meetings and there is never an opportunity to discuss it and Elk Ridge is given the chance to comment instead of being blindsided when it's not even on any agenda. Discussion ensued on what is involved in annexing one city into another. Any studies for trails need to be based on the population of each city, the higher the population paying the higher cost. Maureen Bushman stated the subject of annexing has existed for 25 years. Ron Hill asked why this discussion of annexing has not grown legs, what are the pros and cons and needs to be discussed. Ron Gailey recommends continuing working with Payson with a clearer, and more specific agenda. Discussion ensued on why Payson would want Elk Ridge, expansion of the golf course, development of the south end of Elk Ridge. That is a discussion for the city council. This is just a discussion and not an official recommendation to the council.

3. **APPROVAL OF PLANNING COMMISSION MINUTES FOR APRIL 4, 2024**

Line 70 spelling - Mehrnaz Fereydouni at Horrocks Engineering. Line 67 change inches to feet.

LISA GRAHAM MOTIONED TO APPROVE THE MINUTES FOR APRIL 4 WITH STATED CHANGES
RON GAILEY SECONDED

VOTE AYE (5) NAY (0) ALL APPROVED

RON HILL MOTIONED TO ADJOURN LISA GRAHAM SECONDED.

Planning Commission Coordinator