

ELK RIDGE  
PLANNING COMMISSION  
DECEMBER 5, 2024

**TIME AND PLACE OF MEETING**

A regular meeting of the Elk Ridge Planning Commission was held on Thursday December 5, 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 Absent - Ron Gailey

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

*Public:*

**7:00 pm OPENING ITEMS**

Opening Remarks was given by Ron Hill

Pledge of Allegiance led by Maureen Bushman

LISA GRAHAM MOTIONED TO APPROVE THE AGENDA RON HILL SECONDED

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

**1. DISCUSSION TRAILS MAP**

Maureen Bushman stated the General Plan has a trails map but for the trails master plan a trails map with more detail is needed to apply for funding. This map shows details such as: what side of the street, width, type of trail - asphalt, concrete, shared road, etc. is needed. Councilmember Melanie Paxton was invited to present the trails map. Councilmember Paxton went through the map and explained what trails were labeled as natural, asphalt, pathways, road shared, and what side of the road sides the trails should be, The undeveloped areas will be determined during development, but future trails are marked on the map but are not dedicated. Connectivity throughout the city and beyond is priority and current trails that do not connect to anything were extended as future trails to connect. The new development Longview and The Highlands needs trail access. The trail connecting Sunset to Rocky Mountain/Goosenest, a north-south access, was decided to be a switchback pathway. The city owns property up to the Longview Development and Public works would prefer that to be a natural trail or rock chip over that pathway in order to get to the water lines that are in that easement. The trail would be a 10-foot trail that would be split between the 2 properties. This is a community trail, and people would not be coming into the community to walk on the trail. The Planning Commission recommended that the trails from Sunset to Rocky Mountain/Goosenest is their first choice over the option of the trail lower off of Canyon View connecting an east west trail to Meadow Lark. Councilmember Paxton stated a trail would be placed on the east side of Rocky Mountain that would be road shared. Councilmember Willis stated they would like to change the trail in front of the church being built on Rocky Mountain from concrete to asphalt. Councilmember Paxton stated that runners, walkers prefer asphalt to concrete and would stay on an asphalt road and not use the concrete trail. Asphalt does not last as long as concrete and has more maintenance over a long period of time, but it is preferred. Lisa Graham asked what the lifespan of asphalt compared to concrete? Councilmember Paxton stated it can last up to 20 years with maintenance. Maureen Bushman stated the asphalt trail on Park Dr. is 14 years old and is and is still in good condition except for the edges that could use an edging to protect it. Asphalt should be slurried every 5 years or so to maintain it. It was recommended the Rocky Mountain trail be asphalt if possible. The trail on Hillside would be road share but the road is not a standard width, and it would create a no parking zone along that street. It could be safer for everyone who uses that road to walk by having a painted designated trail on the road. The asphalt

trail could go along the ridge. Maureen Bushman stated the discussion on the trails map was an excellent start and will be continued.

## 2. LOGO RECOMMENDATION

Councilmember Willis stated the website is going to be revamped which will be built around the branding and it will help in applying for funding. Discussion ensued on usability, cost, letterhead. Planning Commission chose logo # 7-3, 11 and #1 for a 3<sup>rd</sup> option.

## 3. SUBDIVISION CODE AMENDMENT

Maureen Bushman stated the Planning Commission reviewed the subdivision amendment previously and sent a recommendation to city council. There have been some other changes since then which Councilmember Willis will assist in going through those along with Jacob Hansen who is on the phone. Some grammatical and formatting issues were discussed and changed. Lisa Graham asked if a “when needed” is defined and does it need a definition. Councilmember Willis stated the original draft had a list of who would comprise the SRC and was changed a little to have the Mayor nominate individuals and be approved by City Council in case the original list does not work out for various reasons. Greg Shelton stated he does not feel comfortable making recommendations on the changes without more time to look at everything.

GREG SHELTON MOTIONED TO TABLE THE DISCUSSION LISA GRAHAM SECONDED  
VOTE there was no vote Motioned died

Councilmember Willis stated that the city would have to approve a moratorium on subdivision applications if the city does not have the subdivision amendment approved by Dec. 31. Greg Shelton stated he was willing to meet again but this is a 40-page document. Discussion ensued on whether the 180 days applied. Jacob Hansen stated since the changes are more wordsmithing, another option is to make the recommendation to council and make changes after the fact. The Hansen Group who is aiding the city in the subdivision amendment is only paid by the state until Dec. 31 and if the city can get the changes to them before that they can make the edits before the end of the year or they can keep working with the city after that time on a different basis. Maureen Bushman the Planning Commission did their due diligence in making recommendations on the policy, and further changes were made by the City Council. Discussion ensued on subdivision code was in 2 different places in the code and to delete any duplication and referencing 10-15. Maureen Bushman stated another issue is 10-15b regarding street and sidewalk exceptions, the amendment did have planning commission but was changed back to city council, who should be making these exceptions. Jacob Hansen stated it is a gray area, the city council cannot be the ones stamping subdivisions approvals or disapprovals. There are areas where council retains control such as setting standards by ordinance or resolution. The question is who can approve exceptions to those standards. The city can make a separate procedure where exceptions would have to be approved by council before it goes through the new process. If there is no standard, then it should be left up to the planning commission. Maureen Bushman stated the next item is adding the Trails Master Plan section B sidewalk and trails. Councilmember Willis stated that was added because the code references the trail master plan, and the city does not have a trails master plan yet. This is to be followed until the city has a plan in place. Jacob Hansen agreed that was a good inclusion. Maureen Bushman would like to add that recommendation and have the new recommendations to Jacob to make the changes and have it go back to city council. Maureen Bushman thanked Jacob for his help and asked if the changes could be back in time for the City Council to discuss in their next meeting. Councilmember Willis went through the suggestions on the sizes and types of trails and added that building permits not be issued until subdivisions go into durability. Problems arise because developers are not completing the subdivisions and wanting certificate of occupancies for permits issued after the 60% completed developments as is currently allowed. Greg Shelton is not in favor

of this. As long as fire protection and infrastructure for services are in place they should be able to build, but C of O should be contingent on durability. Maureen Bushman thinks the details of the trails should not go into the code but into the master plan and referred to in the code. Councilmember Willis stated another item is having a development file a traffic plan to keep trucks on the major roadways and not winding through neighborhoods, and to maintain ADA sidewalk accesses, charging a monetary amount to cover the cost of road damage. Lisa Graham is in favor of the restrictions, Maureen Bushman stated sometimes the developers don't have a choice but to go through neighborhoods and is wondering if it is too restrictive. Greg Shelton stated it is not the developer's problem if the city's roads aren't built to standard. He doesn't think trucks should go through neighborhoods that they don't need to but it's not the developers' problem if the city hasn't maintained the roads. Maureen Bushman summarized the recommendations: Planning Commission recommends that all changes be edited by Jacob Hansen and sent to council, with a close look at 10-12-37, which is the other subdivision code, with a recommendation on what to do with that section. The opinion of adopting the subdivision is to pass it by the State's deadline of Dec. 31.

RON HILL MOTIONED TO NOT RECOMMEND THE CHANGES TO COUNCIL MAUREEN BUSHMAN SECONDED

The vote was not completed Motioned died

GREG SHELTON MOTIONED TO NOT RECOMMEND THIS AND TO MEET IN JANUARY LISA GRAHAM SECONDED

Vote was not completed motion died

Discussion ensued on dates for an additional meeting and if the planning commission actually needed to approve the changes. Mayor Haddock stated the ordinance needs to be approved by the state deadline.

Discussion ensued on the meeting tonight and had the public hearing on the trails and the additional changes so the public had a chance to comment. The planning commission does not have to make a decision on any of it tonight. Planning Commission recommended the changes for the subdivision approval process to council at a previous meeting. The additional changes by council do not need to be approved by planning commission but council wanted the planning commissions input on the additional changes.

#### 4. APPROVAL OF MINUTES FOR NOVEMBER 2024

Changes line 27 and 28 on road measurements, line 32 correct spelling for Hansen line 43 fix grammatical error

MAUREEN BUSHMAN MOTIONED TO APPROVE THE NOV MINUTES WITH THE STATED CHANGES RON HILL SECONDED.

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

RON HILL MOTIONED TO ADJOURN LISA GRAHAM SECONDED

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