

ELK RIDGE
PLANNING COMMISSION
JANUARY 2, 2025

TIME AND PLACE OF MEETING

A regular meeting of the Elk Ridge Planning Commission was held on Thursday January 4, 2025, at 7:00 p.m. at 80 E. Park Dr. Elk Ridge Utah.

ROLL CALL

Commissioners: Maureen Bushman, Ron Gailey, Greg Shelton Absent - Lisa Graham

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

Public: Larry Lee

7:00 pm OPENING ITEMS

Opening Remarks was given by Ron Gailey

Pledge of Allegiance led by Maureen Bushman

GREG SHELTON MOTIONED TO APPROVE THE AGENDA RON SECONDED

VOTE AYE (3) NAY (0) APPROVED Absent- Lisa Graham

PUBLIC HEARING

GENERAL PLAN AMENDMENT TRAILS MAP AND ANNEXATION MAP

Maureen Bushman Opened the Public Hearing

There was no public comment

Maureen Bushman closed the public hearing

1. GENERAL PLAN AMENDMENT TRAILS MAP AND ANNEXATION MAP

Maureen Bushman stated when the Planning Commission did the annexation map for the General Plan, she was told that was the only land for annexation that existed and would like some background as to where the changes are coming from and why the city is interested in expanding the annexation area.

Mayor Haddock stated this is future annexation and nothing is written in stone. Payson also has this area included in their future annexation map, Salem may also have it in their annexation area. There is a lot of overlap. It's game for any city adjacent to that property to include it. The change came about in looking at a sewer treatment plant for the city which would need to be the lowest point which would be near the orchards. Currently the orchards have no plans to annex into any city but it's possible the future owners would want to annex into the city or possibly sell the city 4 or 5 acres to build a sewer plant. Another area would be off 11200 by the canal. Ron Gailey asked if there would be any concerns putting a sewer plant by the canal. Mayor Haddock stated there could be some push back. Royce Swensen stated the methods of building sewer plants have improved a long way. The city has been approached by landowners in the area around Dryland Subdivision with interest in annexing into Elk Ridge. The city just wants to make sure the city is in the discussion. A city has to be adjacent to land and to be able to provide services to that land. If the city can provide that, then the dissension should be available. Mayor Haddock doesn't want to pick a fight but wants the city to think about the future. Ron Gailey stated it is good to think ahead. There is an area on the north side of 11200 in which the sewer is going to Salem, the city would be able to take back what is being sent there. The city just doesn't have any control. Every year the rates keep going up. The first year Payson increased the rates Elk Ridge was told Payson was going to set those funds aside for a future sewer plant which was going to cost Payson \$50 million to build. That cost went up to \$100 million now it's \$175 million dollars. The cost keeps going up and Elk Ridge rates keep increasing. It would be nice to be in control of our own destiny. Maureen Bushman stated this map would replace the current map in the General Plan. The trails map is more defined. However, she thinks the map belongs in the Trails Master Plan and not in the General Plan because the new map is very detailed and the General Plan should be general, as a work in progress. This is where people go to look at the guideline and thinks it would cause more confusion but very much supports the detailed map, but it belongs in a Master Plan and not in the General Plan. Greg

Shelton asked what the push was in doing the detailed map. Maureen Bushman stated a Master Plan, and a detailed trails map is needed in order to pursue grants. There are grants the city is seriously currently working with a grant writer for, that have deadlines which the city needs to meet: one deadline is in March. In looking at other cities' General Plan, they have kept the General Plan general and refer to other Master Plans.

RON GAILEY MOTIONED TO RECOMMEND THE TRAILS MAP TO BE IN A TRAILS MASTER PLAN AND TO NOT AMEND THE GENERAL PLAN AND TO RECOMMEND AMENDING THE NEW ANNEXATION AREA MAP TO THE GENERAL PLAN MAUREEN BUSHMAN SECONDED.

VOTE AYE (3) NAY (0) APPROVED Absent- Lisa Graham Approved

2. **SUBDIVISION REVIEW COMMITTEE MEMBER SELECTION**

MAUREEN BUSHMAN MOTIONED TO RECOMMEND GREG SHELTON FOR THE SUBDIVISION REVIEW COMMITTEE RON GAILEY SECONDED

VOTE AYE (3) NAY (0) APPROVED Absent- Lisa Graham Approved

3. **APPROVAL OF MINUTES FOR DEC 5, 2024**

Line 45 delete duplicate "and is"

MAUREEN BUSHMAN MOTIONED TO APPROVE THE MINUTES FOR DEC. 5, 2024, WITH THE CHANGE ON LINE 45 RON GAILEY SECONDED

VOTE AYE (3) NAY (0) APPROVED Absent- Lisa Graham Approved

Maureen Bushman Motioned to adjourn Greg Shelton seconded

VOTE AYE (3) NAY (0) APPROVED Absent- Lisa Graham Approved

Planning Commission Coordinator