

ELK RIDGE
PLANNING COMMISSION
MARCH 6, 2025

TIME AND PLACE OF MEETING

A regular meeting of the Elk Ridge Planning Commission was held on Thursday March 6, 2025, at 7:00 p.m. at 80 E. Park Dr. Elk Ridge Utah.

ROLL CALL

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

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

Public: Dan Reeve, Crystallyn Whetton, Rick Whetton, Larry Lee, Natalie Erdman, Ryan Bybee, Hunter Smith

7:00 pm OPENING ITEMS

Opening Remarks was given by Ron Gailey

Pledge of Allegiance led by Lisa Graham

LISA GRAHAM MOTIONED TO APPROVE AGENDA RON GAILEY SECONDED

VOTE AYE (3) NAY (0) Approved Absent, Greg Shelton

PUBLIC HEARING

Maureen Bushman opened the public Hearing

1. REZONE CITY PROPERTY FROM RESIDENTIAL TO PUBLIC FACILITIES

Maureen Bushman stated this is the property slated to become a park.

There was no public comment

2. LONGVIEW MEADOWS ESTATES PLAT A2 (COMBINE 2 LOTS)

Maureen Bushman stated this is to combine 2 lots into 1.

There was no public comment

Maureen Bushman closed the public hearing.

AGENDA ITEMS

1. REZONE CITY PROPERTY FROM RESIDENTIAL TO PUBLIC FACILITIES

MAUREEN BUSHMAN MOTIONED RECOMMEND APPROVAL TO REZONE CITY PROPERTY FROM RESIDENTIAL TO PUBLIC FACILITIES RON GAILEY SECONDED

VOTE AYE (3) NAY (0)Approved Absent, Greg Shelton

2. LONGVIEW MEADOWS ESTATES PLAT A2 (COMBINE 2 LOTS)

MAUREEN BUSHMAN MOTIONED TO APPROVE LONGVIEW MEADOWS ESTATES PLAT A2 TO COMBINE 2 LOTS LISA GRAHAM SECONDED

VOTE AYE (3) NAY (0)Approved Absent, Greg Shelton

3. HOUGHTON PLAT B LOT LINE ADJUSTMENT

Joe Marrott, property owner, stated he and Kyle Houghton are cleaning up the lot lines, straightening up some boundary lines.

MAUREEN BUSHMAN MOTIONED TO APPROVE THE HOUGHTON PLAT B LOT LINE ADJUSTMENT LISA GRAHAM SECONDED

VOTE AYE (3) NAY (0)Approved Absent, Greg Shelton

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4. CODE AMENDMENT - 1- ARTICLE A.C-1 RETAIL COMMERCIAL ZONE

Maureen Bushman stated this was discussed at city council to add self-storage to the commercial code as a conditional use to the commercial code. Ryan Bybee Developer stated this would allow self-storage units to be built in the commercial zone.

MAUREEN BUSHMAN MOTIONED TO RECOMMEND APPROVAL OF THE CODE AMENDMENT ARTICLE A.C-1 RETAIL COMMERCIAL ZONE TO ADD SELF STORAGE AS A CONDITIONAL USE TO THE COMMERCIAL CODE RON GAILEY SECONDED

VOTE AYE (3) NAY (0)Approved Absent, Greg Shelton

5. CODE AMENDMENT - TEMPORARY USE PERMIT 10-12-16

Maureen Bushman stated Toll Bros has purchased lots in the Highlands Subdivision. Dan Reeves of Toll Bros. stated Toll Bros. would like to install a temporary sales office for 6 months while the model home is being built. The office will be landscaped and connected to utilities and services.
Maureen Bushman stated the recommendation was to change the code for Temporary Use Permits from 40 days to 180 days at the discretion of the city administration.

RON GAILEY MOTIONED TO RECOMMEND CODE AMENDMENT FOR TEMPORARY USE PERMIT 10-12-16 CHANGING THE CODE FROM 40 DAYS TO 180 AT THE DISCRETION OF THE CITY ADMINISTRATION MAUREEN BUSHMAN SECONDED

VOTE AYE (3) NAY (0)Approved Absent, Greg Shelton

6. ANNEXATION PLAN DISCUSSION

Maureen Bushman stated all the changes from previous meetings have been added and clarified that the language in section 10 is from Utah code 10-2-401.5.3c almost word for word and is required to be in the annexation policy plan and reference the statute as per Utah Code.

RON GAILEY MOTIONED TO RECOMMEND SENDING THE ANNEXATION POLICY PLAN ADDING THE REFERENCE TO UTAH STATE CODE LISA GRAHAM SECONDED

VOTE AYE (3) NAY (0)Approved Absent, Greg Shelton

7. TRAILS, PARKS AND OPEN SPACE MASTER PLAN DISCUSSION

Maureen Bushman stated the comments from the city surveys and other stated comments made throughout the trails, parks and open space discussions need to be gone through and added as well as the maps. Adjustments to trails need to be made when connecting to neighboring cities when city standards differ and educating and informing the residents regarding trails, parks and open space is needed so as not to surprise residents. A feasibility study has to be conducted in order to apply for grants. Ron Gailey recommends having a work session. Maureen Bushman stated she recommends having the Trails and Parks Committee reviewing the plan first. Lisa Graham recommended not adding the estimated costs of items, such as park benches, as they will be outdated in the future. Ron Gailey suggested using low, medium or high cost/priority. Maureen Bushman stated she will give the plan to the Trails and Parks committee for more input.

8. TRAINING: OPEN MEETINGS ACT

Maureen Bushman went through the Open Meetings Act.

9. APPROVE MINUTES FROM FEB. 6, 2025

Correct spelling of bi laws, line 49 separate into 2 sentences. Line 55 separate into 2 sentences.

LISA GRAHAM MOTIONED TO APPROVE THE MINUTES FOR FEB. 6, 2025, WITH STATED CHANGES RON GAILEY SECONDED

VOTE AYE (3) NAY (0)Approved Absent, Greg Shelton

Adjournment Ron Gailey motioned to adjourn