

ELK RIDGE
PLANNING COMMISSION
JULY 10, 2025

TIME AND PLACE OF MEETING

A regular meeting of the Elk Ridge Planning Commission was held on Thursday July 10, 2025, at 7:00 p.m. at 80 E. Park Dr. Elk Ridge Utah.

ROLL CALL

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

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

Public: Bobby Owensby, Glen Johnson, Jill Johnson, Lisa Bohman, Heather Hatch, Kendall Bohman, Alvin Morgan, Spencer Morgan, Nate Crawford, Keith Laidlaw, Linda Vallinga, Dane Entze, Ryan Bybee, Hunter Smith, Rachel, Ashcraft, Clayton Creek

7:00 pm OPENING ITEMS

Opening Ron Gailey

Pledge of Allegiance led by Lisa Graham

MAUREEN BUSHMAN MOTIONED TO APPROVE THE AGENDA GREG SHELTON SECONDED

VOTE AYE (4)

NAY(0)

PUBLIC HEARING

1. ADAMSON PLAT A, AMENDING LOT 1 AND 2 OF OAK BLUFFS ESTATES PLAT I

Maureen Bushman opened the public hearing

No public Comment on Adamson Plat A

2. AMBLEVIEW COMMERCIAL PLAT

Public Comment

Bobby Owensby - lives in Amblevue and asked if the city has a city planner. She is against any commercial property, especially below their neighborhood. Her concerns are once they start, what else is going to come in. Why does the city want commercial and how much money does commercial really bring into the city? She's heard we just need money. Why wasn't Cadence allowed to build houses there when it's been commercial for 20 years. She's concerned about the traffic. Her sister bought a lot behind her, and they would rather not have commercial property of any kind.

Lisa Bohman - lives in Amblevue and is very opposed to having commercial property. Most storage units are built in industrial areas they don't belong in residential areas. Elk Ridge is beautiful and feels this would be an eyesore and would like the Planning Commission to consider something else.

Heather Hatch - she lives in Amblevue and was surprised and concerned about storage units being built behind her home. Why the need for money now and how much money would storage units bring to the city. Elk Ridge has been running for 50 years without commercial can't it figure out a way to run another 50. Her concerns are aesthetics, property values and safety. What guarantees that these things won't be a problem. Storage units belong in an industrial area not her.

Kendall Bohman - he chose Elk Ridge because it is a bedroom community with no commercial, no traffic, quiet and safe. He is concerned about the storage units and how that element will change what Elk Ridge has. Why do we have to have storage units. Elk Ridge is going to lose.

Nate Crawford - he agrees with what everyone has said. The storage units will be right behind his house. He knew the property behind him was commercial. They bought the property for the views, and the storage units will be one story and low profile. The lights will be dim, there will be no power in the units and it will have an aesthetic feel. He spoke with residents in Spanish Fork who live next to storage units and they over all had positive feelings towards it and they didn't block their view. He would hate to potentially have the commercial area change into multi story homes or a restaurant. He sees the storage units as a lesser of 2 evils, they are relatively quiet, secure low traffic. If the property has to be commercial, he is in favor of the storage units.

Dane Entze Elk Ridge is a beautiful place. He is concerned with the first thing one sees coming into Elk Ridge is a storage unit. He thinks Elk Ridge needs commercial but was dumbfounded when he heard the city was considering storage units. He finds it ironic that in the previous minutes it states that storage units were in industrial areas, and the city didn't have zoning for storage units and was changed by the board to

allow them and there was no communication with the public that he is aware of. He wants commercial to be something that benefits everyone here. Storage units are not appealing as something someone sees as they come into Elk Ridge.

Maureen Bushman stated that a Public hearing is not a question and answer time and that concerns should be brought to city council. Planning Commission is an advisory board on land use issues and that City Council makes decisions.

Maureen invited Ryan Bybee, Cadence Homes to speak

Ryan Bybee with Cadence Homes - He has been involved with this for many years. 5 years ago, they fought really hard to not do any commercial with this project and change the space to residential. This is a bedroom community where people come for the views and to recreate not for retail or commercial. They were able to reduce the size of the commercial area by about half. They are not in a position where they can sit on the property, they want to do something with it. They offered to sell it to the city for a park, they have looked at many options. Cadence, besides doing residential, is they build storage units. They have built many storage units and have learned how to build them next to residential areas and make them aesthetically pleasing and have a low impact on the community. He understands the perception that storage units are industrial and off putting, but storage units over the years have become very modernized and very attractive and there is a lot to be done to make them pleasing with landscaping and building materials. Storage units next to residential have the highest occupancy. Commercial ordinance allows buildings up to 35 feet in height. Their model home backs up to this area and they want to preserve the views and produce something other than a weed patch. The max height on their building is 11 feet. All the homes sit above it, there will be a 6-foot masonry wall around it, and the buildings actually are 3-5 feet below that wall. It's a super low impact use, there is no drive through with head lights shining on your property, the units are super secure. The gate is locked at 10 pm. Building materials will be aesthetically pleasing, and much more pleasing then seeing a strip mall which could be 35 feet high. They have spent years thinking about this and how to do it, so it is not impactful to the community. It is their land, and they have a right to develop it and any homeowner coming in that bought homes from us knew it was commercial development. Whether someone knew it was going to be storage units or not, it has been on the city zoning maps as commercial before they bought the property. Dark sky lighting will be used and can program the lights to go off at a certain time. He would have liked people to come to the meetings when they were trying to get it changed to residential, but nobody showed up and they fought hard to get it changed. He is not being critical of anyone, he is just giving the history. He doesn't know what the remaining part of the commercial property will be. There will be no outside storage for vehicles. They do not allow businesses to run out of the units.

Maureen Bushman stated she has been on the discussion. 11200 is a county road, it will always have a lot of traffic and there are plans going forward for it to be a major thoroughfare along the southern end of the valley; a belt route where you don't want homes facing the road. We are looking at long-term plans and have the residents of Elk Ridge in our best interest. Having some commercial base would help the city. The city does a good job with the money, but we would all like nicer roads, and other amenities within the city. Elk Ridge is not in debt, which is unheard of for a city because of management, but it's not something that sustainable as we go into the future with more people wanting more amenities such as parks and trails and maintenance. Maureen Bushman stated that she would love for people to come and participate in the meetings. Planning Commission and City Council meet every month, and no one shows up until there is something they don't like that has been discussed for months. All the meetings are public. Look back through the minutes and discussions and you can see when no residents came.

This meeting is about the plat itself, not the storage units. All the aspects of actually building on will be done through the building process.

MAUREEN BUSHMAN MOTIONED TO CLOSE THE PUBLIC HEARING GREG SHELTON
SECONDED ALL AYE

Maureen Bushman closed the public hearing

PLANNING COMMISSION ITEMS

1. ADAMSON PLAT A, AMENDING LOT 1 AND 2 OF OAK BLUFFS ESTATES PLAT I

The Planning commission went on a field trip to the Adamson property before the meeting. There were no issues, all the setbacks and codes have been met.

LISA GRAHAM MOTIONED TO APPROVE ADAMSON PLAT A, AMENDING LOT 1 AND 2 OF OAK BLUFFS ESTATES PLAT I GREG SHELTON SECONDED

VOTE AYE (4) NAY(0) APPROVED

2. AMBLEVIEW COMMERCIAL PLAT

Maureen Bushman stated they are just looking at the plat The county owns the road, and the right of way includes the trail which the city is still waiting for the agreement between the county and the city and the agreement between the city and the developer is still being drafted. Greg Shelton would like to see the 100-year storm report for the drainage and the would like the fence on the plat but that may come under the building permit. Lisa Graham asked if about the wall between the development and the homes, which was confirmed by the developer that there would be a masonry wall. Ron Gailey asked about the easement around the development and the area along the roadway and trail. Ryan Bybee stated building is not permitted in that easement and the public trail would only be along the road. Lisa Graham asked about 11200 and the road right away and the size of the arterial road. It was confirmed that the roadway, curbing and trail is county and not Elk Ridge. Lisa Graham asked Greg Shelton about the swale, Greg Shelter answered that is county and the swale has been on the plans, it's also how County did swales on Loafer Mountain Parkway.

Maureen Bushman stated, again, this is a decision on the plat and to make sure all of the codes and infrastructure are in place. This is not to approve storage units.

RON GAILEY MOTION TO APPROVE THE AMBLEVIEW COMMERCIAL PLAT ON THE CONDITION OF THE ITEMS THAT ARE ON THE MEMORANDUM BE ADDRESSED AND THEY COUNTY AGREEMENT WITH THE CITY AND THE CITY AGREEMENT WITH THE DEVELOPER BE APPROVED MAUREEN BUSHMAN SECONDED

VOTE AYE (4) NAY(0) APPROVED

Adjournment RON GAILEY MOTIONED TO ADJOURN GREG SHELTON SECONDED

VOTE AYE (4) NAY(0) APPROVED

Planning Commission Coordinator