

ELK RIDGE
PLANNING COMMISSION
MAY 1, 2025

TIME AND PLACE OF MEETING

A regular meeting of the Elk Ridge Planning Commission was held on Thursday May 1, 2025, at 7:00 p.m. at 80 E. Park Dr. Elk Ridge Utah.

ROLL CALL

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

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

Public: Joe Marrott, Larry Lee, Mike Riley

7:00 pm OPENING ITEMS

Pledge of Allegiance led by Maureen Bushman

LISA GRAHAM MOTIONED TO APPROVE THE AGENDA GREG SHELTON SECONDED

VOTE AYE (3) NAY(0) Absent Ron Gailey

PUBLIC HEARING

1. LAYLA LOT A PLAT A SUBDIVISION

Maureen Bushman opened the public hearing for Layla Lot A Plat A, a one lot subdivision located on Sunset Dr.

Public Comment

Todd Norton stated he needs to know more about what this is.

Miranda Van Horn is concerned about a trail going through this area.

Jan Christiansen is concerned about the trail going through the area and would like to know where the curbing is going to be and if there is going to be a sidewalk.

Tom Pierce does not want a trail going through the area and is concerned about access to his property.

Melanie Porter stated she is in favor of the trail and the connectivity of the trails in the city.

Maureen Bushman motioned to close the public hearing Lisa Graham seconded

VOTE AYE (3) NAY(0)

PLANNING COMMISSION ITEMS

1. LAYLA LOT A PLAT A SUBDIVISION

Joe Wilkens Developer stated this is a one lot subdivision a little over 3 acres. The cul-de-sac will be improved with access to the property to the west. The developer stated they opposed putting in a trail on the private property. The water lines coming down through the road and property will all be consolidated.

Greg Shelton had questions on the infrastructure on the property, sewer, manholes and the ability to get a vac truck to the sewer. Discussion ensued on whether the sewer should be private or city, if the sewer is city owned the city will need an easement. Calculation for the 100-year storm was requested and along with details on the swale. There was concern about water, sewer and storm drain fitting in the city easement. Discussion ensued on the trail, which has been in the General Plan, as well as the placement, design and steepness of the slope.

GREG SHELTON MOTIONED NOT TO APPROVE LAYLA LOT A PLAT A SUBDIVISION UNTIL FURTHER INFORMATION HAS BEEN PROVIDED LISA GRAHAM SECONDED

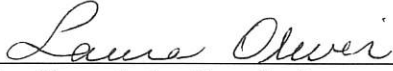
51 VOTE AYE (3) NAY(0)

52 **2. TRAILS, PARKS, AND OPEN SPACE MASTER PLAN**

53 MAUREEN BUSHMAN MOTIONED TO SEND THE TRAILS, PARK AND OPEN SPACE MASTER
54 PLAN TO CITY COUNCIL FOR THEIR RECOMMENDATION LISA GRAHAM SECONDED

55 VOTE AYE (3) NAY(0) APPROVED

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58 Adjournment Maureen Bushman motioned to adjourn

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Planning Commission Coordinator