

Elk Ridge Planning Commission - 12/04/2025

General Plan Amendment - Remove Sunset AVE Trail Alignment

Date: December 4, 2025

To: Planning Commission

I. Background

In October 2025, staff reviewed and issued two staff reports (attached) to the applicant regarding two submittals by the applicant; Highlands at Elk Ridge Phase Lot 72 Amendment Preliminary Plat Submittal and Highlands at Elk Ridge Phase II Preliminary Plat Submittal. The Elk Ridge General Plan identifies two proposed trail connections that are located in both developments: one on Ridge View DR, linking to Canyon View DR, and another on Sunset AVE (only one alignment is needed). The city favors the Sunset AVE alignment due to its potential to minimize pedestrian travel distance between the upper and lower areas of the city. Conversely, the applicant prefers the Ridge View DR alignment.

To reconcile these preferences, and to create a compromise allowing for the possibility of the trail at Sunset AVE to be removed from the general plan city staff recommended following actions to the applicant in a staff report on 10/07/2025:

1. *Detail a proposed trail and road alignment, including a slope analysis, in the Highlands of Elk Ridge Phase II plan as close to the southern extent development as possible.*
 - a. *Obtain staff concurrence that the trail and road will comply with code and the general plan.*
 - b. *Once a plan and details for the Ridge View DR Trail and road are in place, appear before the planning commission to gain their recommendation for the removal of the Sunset AVE Trail from the general plan.*
 - c. *With the planning commission's recommendation, appear before the city council to gain their approval to remove the trail from the general plan. Staff will recommend that their motion be contingent on final subdivision approval of Highlands of Elk Ridge Phase II.*

II. Item Before Planning Commission - General Plan Amendment - Remove Sunset AVE Trail Alignment

The applicant has submitted for a general plan amendment to remove the Sunset AVE Trail from the general plan, utilizing a trail alignment through The Highlands at Elk Ridge Phase II subdivision. The trail is proposed further north than staff had recommended, and no road alignment has been proposed. The applicant requests that the general plan amendment to the plan be conditional to The

Highlands at Elk Ridge Phase II subdivision being approved. If the subdivision is not finalized, the amendment would be canceled.

III. Considerations for Planning Commission

1. The applicant submitted a new preliminary plat concept for The Highlands at Elk Ridge Phase II with a trail alignment but no new road connection and slope analysis, as requested. The location and width of the trail proposed by the applicant in the new preliminary plan concept needs additional review between staff and the applicant as it does not adhere to 20 foot corridor width required by code and is proposed too far to the north in the development.
2. There are concerns that the applicant does not own the land for The Highlands at Elk Ridge Phase II. If the city removes the trail from the general plan and land doesn't develop, a trail in either location might not be built.

IV. Staff Recommendation

Staff recommends that the planning commission table this request until the following is worked out:

1. Obtain staff concurrence that the trail (in The Highlands at Elk Ridge Phase II) will comply with code and the general plan.
2. Obtain approval for The Highlands at Elk Ridge Phase II Preliminary Plat which includes the details for the Ridge View DR Trail, road layout, and slope analysis.
3. Appear before the planning commission, hold a public hearing, and gain the commission's recommendation toward the removal of the Sunset AVE Trail from the general plan.
4. With the planning commission's recommendation, appear before the city council and request council approval to remove the trail from the general plan. Staff will recommend that their motion be contingent on final subdivision approval and recording of The Highlands of Elk Ridge Phase II.
5. No finalization to The Highlands at Elk Ridge Phase I Lot 72 (whether an amendment to the current lot or a new one lot subdivision) occurs until the final plat of The Elk Ridge at Elk Ridge Phase II occurs.