

ELK RIDGE
PLANNING COMMISSION
DECEMBER 4, 2025

TIME AND PLACE OF MEETING

A regular meeting of the Elk Ridge Planning Commission was held on Thursday December 4, 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, Marianne Bingham

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

Public: Gordon Reynolds, Joe Wilkens, Collin Brinkerhoff, Gordon Cotrell

7:00 pm OPENING ITEMS

Opening Dani Schultz

Pledge of Allegiance led by Naureen Bushman

GREG SHELTON MOTIONED TO APPROVE THE AGENDA LISA GRAHAM SECONDED

VOTE AYE (5)

NAY(0)

APPROVED

PUBLIC HEARING

Maureen Bushman opened the public hearings

1. REZONE AND GENERAL PLAN AMENDMENT TO REZONE FROM R&L20,000 TO R-1-15,000 FOR PARCELS 30: 0740:2930, 07:40:014 30:076:128 AND 60:109:0092

PUBLIC COMMENT

Gordon Reynolds - He lives on Sage Lane, and the development is right behind his home. The plan that was approved before had a buffer, a pathway, behind their property and the development. Concern from residents on their street all have open fencing and will there still be buffer and if retaining walls are needed, we assume the developer will take care of those and if privacy fences are needed that the developer will take care of those. They want to make sure that their properties are impacted negatively through this development.

2. GENERAL PLAN AMENDMENT TRAILS MAP AND RELOCATE TRAIL ALONG PARCEL 45:828:0033

No public comment

Maureen Bushman closed the public hearing

AGENDA ITEMS

1. HB48 WILDLAND URBAN AREA MAP

Fire Chief Waite stated he was asked to update a map of what he considered to be the Wildland Urban Interface (WUI) based upon properties that border areas of natural vegetation within the city's boundaries. The county's map with the overlay shows the streets that show the canopy which is considered high risk. According to that map there are areas within the city that are considered high risk that are not. The map that is presented excludes those areas which should not be considered high risk. The State is trying to avoid what happened in Palisades California where people were not keeping up with defensive space. To make people clean up their properties, to clear out the dead vegetation and to help pay for fighting wildfires by assessing property owners a fee according to their location and what they have done to clean up defensible space. Dani Schultz asked when this was going to be implemented. Fire Chief Waite stated January 1, 2026, it's already signed into law. Once the county assesses the

50 property by their inspector they will let you know what your fee will be and what you need for your property to
51 reduce your risk and to lower the fee. The fee goes to the county and state to recoup expenses of fighting wildfire
52 and protecting structures. Fees are assessed according to structures that are on the property. The map is broken
53 down by pixels, you are not assessed according to what your neighbor has, you are only assessed by what is on
54 your property. There will be more information coming out, the county is still working on this. The website to see
55 the maps and information they have at this time is UWRAP. This is not a fire department issue, this is not a city
56 issue; this is a resident issue. The city has to have the map approved and into the county. The city will put out
57 some information when we know more.

58
59 MAUREEN BUSHMAN MOTIONED TO RECOMMEND THAT MAP FOR THE WILDLAND URBAN
60 INTERFACE MAP AS SUGGESTED BY FIRE CHIEF WAITE AND FOR THE CITY TO PUT SOMETHING
61 ON THE CITY WEBSITE LISA GRAHAM SECONDED.

62
63 VOTE AYE (5) ANY (0) Approved
64 Absent- Ron Gailey

65
66 **2. REZONE AND GENERAL PLAN AMENDMENT TO REZONE FROM R&L20,000 TO R-1-15,000 FOR**
67 **PARCELS 30: 0740:2930, 07:40:014 30:076:128 AND 60:109:0092**

68
69 Joe Wilkens- Developer stated currently the zone is R&L 20,000 they are asking it to be rezoned to R-1-15,000.
70 They are willing to do some items for the city in exchange for the rezone, such as extending the trail on Canyon
71 View Drive down to the end of the development. They will put in 129,400 square feet of green space. The
72 average lot will be bigger than the 15,000 they are asking for. Previously, when the subdivision came through
73 several years ago the negotiations were with Richmond America and they backed out, he contracted for what the
74 property owner would sell which was not all of the land. Dani Schultz asked why they wanted to rezone. Joe
75 Wilkens stated the layout is better. Most of the lots are around the 17,000-18,000 sq ft size but the rezone helps
76 them get more lots. They technically have enough land to do the 20,000 but with 15,000 they would get 50 lots
77 instead of 48. The concessions of green space and the trail go away without the rezone. Shawn Eliot, City Planner
78 stated the staff report has items that need to be worked out with slopes and trails. One option the Planning
79 Commission has is to pass this on with the contingency that these items be worked out before it goes to council.
80 A consideration is what zone really meets what the city wants, does the city want livestock in the area, is the city
81 getting a fair exchange from the developer for more density, the trail is already on the general plan and required.
82 The open space is already on the map and unbuildable. The retention basin from phase 1 was moved to what was
83 to be open space. The area across from that to the north is open space but the land on the other side, to the south
84 of the retention basin was to be open space in phase 2 but they do not own that land. Joe Wilkens stated the land
85 to the south along Loafer Canyon is one of those items that had to do with Richmond America and had nothing to
86 do with him. The land on the north will be deeded to the city and open space. Shawn Eliot since the land is just
87 under contact with the developer, he recommended a letter from the landowner and stated that he is ok with the
88 rezone. The landowner Jay Christiansen stated he would do that. Shawn Eliot stated that one concern he has is
89 connectivity and recommends a Ridge View connect to Canyon View to alleviate traffic on Meadow Lark.
90 Discussion ensued on the location of the Ridge View tie in and slopes in the area. Marianne Bingham asked what
91 the definition of green space is, would it be grass with sprinkler or just left to weeds? Joe Wilkens stated that
92 would be up to the city. Greg Shelton stated he is fine with the smaller lots. Joe Wilkens stated the area north of
93 the retention pond is about 2 acres. Shawn Eliot stated the trail amendment for lot 72 is tied together with
94 Highland's phase 2. The items that need to be resolved are the trail needs to be solidified, the placement for the
95 road and trail, grading for the road, the open space, all items are on the staff report. The trail amendment needs to
96 be contingent upon approval of rezone and phase 2 approval.
97

98 MAUREEN BUSHMAN MOTIONED TO RECOMMEND APPROVAL OF THE REZONE FROM R&L
99 20,000 TO R-1-15,000 CONTINGENT UPON THE ITEMS ON THE STAFF REPORT; LETTER FROM
100 LANDOWNER AND SLOPE ANALYSIS, BE RESOLVED BEFORE MOVING FORWARD THAT THE
101 LISA GRAHAM SECONDED

102
103 VOTE AYE (5) NAY (0) Approved
104

105 Greg Shelton stated the city does not have anything legally to stand on to make the developer do a trail behind the
106 homes. It's not on the general plan but he wanted to make sure the public knew the city wasn't just dismissing this
107 and understands their concerns.

108
109 **3. GENERAL PLAN AMENDMENT, TRAILS MAP AMENDMENT LOCATED ALONG PARCEL**
110 **45:828:0033**

111 Lisa Graham stated she thought this lot and trail had already been through the Planning Commission, why is it
112 back? Royce Swensen stated this is on a new application. It's a different concept as it is now connected to an
113 existing lot. Greg Shelton stated the staff report covered it very well, but the city needs to make sure the original
114 trail isn't given up before the new trail is fully approved. The slope analysis will help pick the best placement of
115 the trail. Lisa Graham asked for clarification on page 2, the trails 20-foot corridor. Shawn Eliot stated that the
116 code states that there is a buffer on both sides of the trail. Joe Wilkens stated the trail is 10 feet with a buffer of 5
117 feet on both sides of the trail. Lisa Graham stated she was opposed to removing this trail in the spring but has
118 thought about it a lot since and believes this is a better option. The argument though that the option may be 2 far
119 down. Shawn Eliot stated that different placements have been measured out from Meadow Lark up and the
120 current placement for the option is half mile longer than Sunset. People using it for exercise probably won't mind
121 but it's also about connectivity. One item that is not in the staff report is improvements to Sunset, which is city
122 owned, which the city would like to talk through with the developer. Discussion ensued on road improvements on
123 Sunset which the developer isn't opposed for the lot 72 improvement. Greg Shelton stated a recommendation
124 with that included would be better than tabling the application. It's better for the city. Shawn Eliot recommended
125 items 1 and 5 from the staff report to be part of the recommendation.

126
127 GREG SHELTON MOTIONED TO RECOMMEND THE TRAIL AMENDMENT TRAILS MAP LOCATED
128 ALONG PARCEL 45:828:0033 WITH THE CONDITIONS OF 1 AND 5 OF THE STAFF REPORT BE MET
129 WHICH ARE DANI SCHULTZ SECONDED.

130
131 VOTE AYE (5) NAY (0) Approved
132

133 **4. APPROVAL OF MINUTES FOR SEPTEMBER 4, 2025,**

134 Tabled

135
136
137 VOTE AYE(4) NAY (0) Approved
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140 _____
Planning Commission Coordinator