

Elk Ridge Planning Commission

Preliminary Plat Approval | The Highlands at Elk Ridge Phase 2

Date: 03/26/2026

To: Planning Commission

I. Background

The property for The Highlands at Elk Ridge Phase II was originally granted a zone change by the city council on August 10, 2021, shifting it from R&L-20,000 (half-acre lots) to R-1-15,000 (third-acre lots). This approval, which aligned with the completed Phase I zoning, was conditional upon the final plat approval of Phase II. However, the plat subsequently lapsed, nullifying the zone change and necessitating a new application.

A recent application for a zone change for Phase II was denied by the city council on January 7, 2026, primarily due to outstanding concerns related to past requirements for open space.

The applicant then sought preliminary plat approval under the property's current R&L-1-20,000 zone. During the Planning Commission meeting on March 5, 2026, a key concern emerged regarding line of sight issues at the existing Canyon View Drive and Meadow Lark Lane intersection, constructed as part of Phase I. Specifically, the commission was worried that the crest of the hill would prevent drivers traveling uphill on Canyon View Drive from seeing traffic entering or exiting Meadow Lark Lane.

Consequently, the item was tabled. The applicant met onsite with two planning commission members to review the concerns and discuss potential solutions.

II. Public Hearing

Tonight's agenda includes a properly noticed public hearing concerning the proposed preliminary plat for The Highlands at Elk Ridge Phase 2. The fundamental purpose of this public hearing is to formally notify and solicit input from neighboring property owners, residents, and the general public regarding the specifics of the proposed development.

This procedure is strictly governed by Elk Ridge code, which mandates a specific process for preliminary plat review. A key requirement of this law is that the preliminary plat for 1 & 2 unit subdivisions, that the commission can only hold one public hearing (Elk Ridge code Table 10-15A-11 - Review Cycles, Hearings, and Timelines by Subdivision Use Type). This singular hearing is the designated opportunity for the community and all interested parties to submit formal testimony, raise concerns, and provide substantive comments that will become part of the official record.

This statutory limitation has a direct impact on the commission's proceedings. It is a reasonable and often necessary outcome that, following the review of staff recommendations, public testimony, or input from the Planning Commission members, the item may need to be tabled. Tabling the item would be required if the applicant needs to make substantial or technical modifications to the plat based on the feedback received.

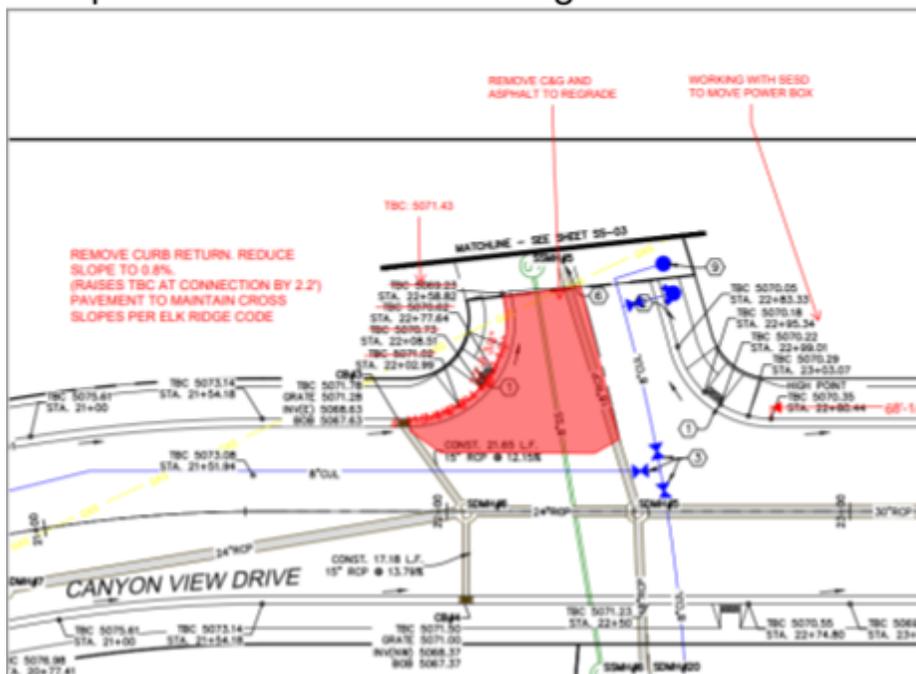
When the revised plat is subsequently brought before future Planning Commission meetings, these meetings will still be public meetings, allowing for transparency and public observation of the process. However, they will not constitute a "public hearing" in the same legal sense as tonight's event, and therefore, the time for formal public testimony would have concluded. Any future discussion would focus solely on the amendments made by the applicant and the commission's decision-making process.

III. Item Before Planning Commission - Preliminary Plat Approval | The Highlands at Elk Ridge Phase 2

The applicant has resubmitted the preliminary plat for The Highlands at Elk Ridge Phase 2, which remains unchanged from the previous submission. Additionally, an updated design for the Phase 1 intersection has been submitted, which details improvements including raising the right travel lane on Meadow Lark Lane (where it intersects Canyon View Drive) by 2.2 feet and moving the large power box located on the northwest corner.

Staff has reviewed the Phase 2 plat and confirms its compliance with city code and standards. However, staff maintains concerns about whether the proposed intersection modifications adequately address the existing line of sight safety issue.

Proposed Intersection Redesign



IV. Considerations for Planning Commission

1. New Intersection Design

- a. **Canyon View Drive Line of Sight:** Will raising the intersection by 2.2 feet and relocating the electrical box sufficiently resolve the line-of-sight concerns for uphill traffic on Canyon View Drive?
- b. **Connectivity Concern:** Is the single road connection via Meadow Lark Lane still a concern for linking the city's lower and upper areas?
- c. **Alternative Solution for Line of Sight:** Could an alternative approach address the line-of-sight problem, such as extending Layla Lane to Canyon View Drive, establishing a cul-de-sac at Meadow Lark Lane, and maintaining a utility easement between the cul-de-sac and Canyon View Drive?

2. Ridge View DR Trail

- a. **Trail Location Between Lots:** As discussed in the past, if Ridge View DR is not extended to Canyon View DR that the trail connection between lots stay in the general area of the proposed road to keep it closer to the Sunset Avenue trail (the applicant is proposing to remove the Sunset Avenue Trail from the general plan at a future date).
- b. **Applicant's Proposed Between Lots Trail Location:** The applicant has shown the trail location to the north, placing it between Lots 38 and 39. This shift is motivated by the desire to utilize less steep slopes and minimize impacts on the current subdivision lots.

Ridge View DR Trail Recommendation



- c. **City Planner's Recommendation:** City Planner Shawn Eliot recommends locating the trail between Lots 36 and 37 to keep the connection closer to the existing Sunset Avenue Trail.
- d. **Recommended Off-site Trail Extension:** By using the cost savings realized from changing the material from concrete to asphalt for this trail and the Canyon View Drive Trail, City Planner Shawn Eliot proposes extending this trail westward to Rocky Mountain Way.
 - i. This extension would be an off-site improvement utilizing the city-owned road right-of-way.
 - ii. It would front five lots, only one of which is currently developed.
 - iii. Some modifications to the standard trail design may be necessary for the developed lot, and the city will collaborate with the affected property owners to facilitate this improvement.

All Trail Options



3. Phasing of Subdivision

- a. The proposed phasing plan would not complete the Ridge View Trail until phase 3. Without final plat approval and recording with the county, the city has no guarantee that the trail will be built. All three phases would need to be finalized and recorded together in order for a recommendation to the city council to remove the Sunset AVE trail from the general plan.

V. Staff Recommendation

Staff finds the the preliminary plan conforms to city code and recommends that the planning commission discuss and decide on the following:

1. Discuss the intersection design and if the proposed upgrade by the applicant satisfies the line of sight concerns or would a different location for the road connection, such as extending Layla LN work.
2. Discuss the location of the Ridge View Trail if a road connection is not required.
3. Discuss with the applicant if he is willing to use the cost savings of using asphalt on the trail on Canyon View DR, to complete the off-site improvement extending the Ridge View DR trail westward to Rocky Mountain Way.
4. Discuss the requirement of the phasing plan and the need for all three phases to be recorded before the Sunset AVE Trail can be recommended to city council for removal from the general plan (a recommendation to remove the Sunset AVE Trail from the general plan is not part of the agenda for this meeting).

VI. Proposed Motion

I move that the planning commission approve The Highlands at Elk Ridge Phase 2 Preliminary Plat finding that it adheres to the codes and standards required by the city. The following requirements must also be met;

1. [decision on Meadow Lark LN intersection]
2. [decision on trail connection location]
3. [decision on Ridge View DR Trail connection to Rocky Mountain Way]
4. [decision on requirement that all of Phase 2 Plat (Phase 2, Phase 3, Phase 4 on plat) be recorded with the county before recommendation to city council to remove Sunset AVE Trail from general plan]