

General Plan Amendment - Remove Sunset AVE Trail Alignment

Meeting: Elk Ridge City Council Meeting - 1/13/2026

Date: January 8, 2026

1. Background

The Elk Ridge General Plan identifies two proposed trail connections that are located in two proposed developments that the applicant is pursuing: one on Ridge View DR, linking to Canyon View DR, and another on Sunset AVE. It was envisioned in the general plan that only one of the two alignments would be chosen. 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. 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.*

2. Item Before the City Council - 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 applicant requests that the amendment to the general plan be conditional to The Highlands at Elk

Ridge Phase II subdivision being approved. If the subdivision plat is not finalized and recorded, the amendment would be canceled.

Though the Sunset AVE Trail alignment is more favorable for the city with a closer connection between lower and upper Elk Ridge and the city owning the majority of the land needed for the trail, the Ridge View DR Trail connection is a good compromise in that it is the next closest connection that can be made due to existing development and it creates a road connection for better connectivity between lower and upper Elk Ridge.

Planning Commission Motion: Greg Shelton motioned to recommend for trails map amendment located along parcel 45:828:0033 under the conditions that 1 and 5 on the staff report are met Dani Schultz seconded.

3. Staff Recommendation

This proposal is contingent upon The Highlands at Elk Ridge Phase II being approved and recorded by the county. Focus should be on the zoning change item proposed at tonight's meeting. If the zone change, with an agreed upon list of improvements, is approved by the city council, then the general plan change to remove the Sunset AVE Trail alignment from the general plan should be approved.

Approval should be contingent upon The Highlands at Elk Ridge Phase II plat receiving final approval and recording with Utah County. If the plat is not approved and recorded in the allotted time allowed for in Elk Ridge City code, the general plan amendment will be null and void.

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.