

1 ELK RIDGE
2 PLANNING COMMISSION
3 MARCH 5, 2026

4 **TIME AND PLACE OF MEETING**

5 A regular meeting of the Elk Ridge Planning Commission was held on Thursday March 5, 2025, at 7:00 p.m.
6 preceded by an Open House for the Storm Water management Plan at 6:00 pm and a Joint Work Session with
7 City Council at 6:30 pm at 80 E. Park Dr. Elk Ridge Utah.

8 **6:00 PM OPEN HOUSE – STORM WATER MANAGEMENT PLAN**

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10 Matt Laurendeau, Ryan Selee, and Dan Fetchner of Jone and DeMille answered questions regarding
11 the city’s proposed Storm Water Management Plan to the Public
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13 **6:30 PM JOINT WORKSESSION WITH CITY COUNCIL**

14 Councilmember Willis , Councilmember Wixom, Councilmember Peterson, Councilmember Thompson,
15 Planning Commission - Lisa Graham, Ron Gailey, Dani Schultz, Andy May
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18 City Council and Planning Commission went through the Storm Water Disposal with Matt Laurendeau,
19 Ryan Selee, and Dan Fetchner of Jones and DeMille. There is a Master Plan and an Ordinance, they
20 are not part of the General Plan. Discussion involved clarifying terms, slopes, landscaping and
21 usable/duel space for retention basins,

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30 **ROLL CALL**

31 *Commissioners:* Lisa Graham, Marianne Bingham, Dani Schultz, Ron Gailey, Andy May Absent Greg Shelton

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

33 *Public:* Gordon Reynolds, Gordon Cotrell, Larry Lee, Joe Wilkins, Melanie Paxton, Collin Brinkerhoff

34 RON GAILEY MOTIONED TO APPROVED AGENDA WITH CHANGING THE PUBLIC HEARING
35 AFTER THE STORM WATER DISCUSSION AND THE CODE NUMBER FOR THE STORM WATER
36 DISPOSAL DANI SCHULTZ SECONDED
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38 VOTE AYE (5) NAY (0) Approved
39 Absent Greg Shelton
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41 **7:00 PM AGENDA ITEMS**

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43 **1. PLANNING COMMISSION BYLAWS**
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45 Lisa Graham read sections of the Planning Commission bylaws page 2 section 7. E. and on page 4 Items of
46 Business and 6 and 7 “to ensure commission members receive materials pertinent to the regularly scheduled
47 meeting by the Friday prior to the meetings”. The Planning Commission is going to follow this. Also, page 4
48 Order and Decorum “the following procedure will normally be observed, however, it may be rearranged by the

49 chair for individual items if necessary for the expeditious conduct of business”. Public hearings will follow the
50 discussion and presentation of the agenda item.

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52 **2. THE HIGHLANDS AT ELK RIDGE PHASE II**

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54 Shawn Elliot, City Planner stated the developers initially applied for a zone change to R-1-15,00 which was
55 denied due to open space concerns. The developers are proceeding with a subdivision application with the
56 current zone of R & L 20,000. The submission meets the zone requirements. There are a few items of discussion,
57 one being the trail on Sunset down to Goosenest and the alternative of the trail going from the upper area of
58 Canyon View Dr. Staff report recommends connecting the roads at Canyon View and Ridgeview Dr. The
59 Developer is opposed to this. There is line of sight concerns at the intersection of Meadow Lark and Canyon
60 View due to the hill and curve and visibility. An option is to remove the Meadow Lark intersection and do the
61 Ridgeview connection. There will be three phases of the development, the trail needs to be part of phase one.

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63 The Developer previously proposed an alternate to the Sunset trail to a trail located on the upper section of
64 Canyon View Dr. The city made that part of the trails map in the General Plan. All three phases will be
65 approved in preliminary, and the final is approved for the separate phases. Developer stated all sewer
66 improvements were installed during phase Highlands Phase One through the Meadow Lark intersection. The
67 Developer isn't opposed to putting the trail in during phase one. Discussion ensued on clear view area for the
68 Meadow Lark intersection and changing the road to Ridgeview Dr and Canyon View is an issue because of the
69 sewer improvements and the Developer would lose too many lots. Meadow Lark would need to be phase one
70 due to the sewer improvements. Discussion ensued on minor collector, collector and local roads and changing
71 any of those designations would require city council approval. Developer stated the plan meets all the zone
72 requirements and they have not asked for any exceptions.

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74 **LISA GRAHAM OPENED THE PUBLIC HEARING FOR THE HIGHLANDS AT ELK RIDGE PHASE II**

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1. Gordon Reynolds stated he likes the plan but would still like the trail behind their backyards as previously approved. Wants to make sure that Ridgeview and the new development are connected and appreciates the developer meeting with the residents.
 2. Gordon Cottrell lives on Sage and would like a buffer like a trail or something between the new development, so he doesn't share a fence with someone behind him.
 3. Melanie Paxton stated as a resident that she knows and trusts Shawn and encourages everyone to listen to the city planner's recommendations.

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84 **LISA GRAHAM CLOSED THE PUBLIC HEARING FOR THE HIGHLANDS AT ELK RIDGE PHASE II**

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86 Lisa Graham is concerned about the Meadow Lark intersection and line of sight for the safety for those in cars as
87 well as pedestrians. Discussion ensued on the intersection and shaving off the hillside or moving the utility
88 boxes. Discussion ensued on options to the line of sight and moving or removing Meadow Lark and who would
89 actually use the intersection. Planning Commission members that can will go and check out the line of sight at
90 Meadow Lark and Canyon View as they have time but not as a quorum.
91 There was a notification issue, and another public hearing will be held March 17th.

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93 **3. STORM WATER MASTER PLAN DISCUSSION**

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96 Planning Commission did not need to discuss this further and will vote on this when the draft is completed.

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4. **10-15A-15 Storm Drain Ordinance Amendment Discussion**

Planning Commission did not need to discuss this further and will vote on this when the draft is completed.

5. **LOT LINE ADJUSTMENT DISCUSSION**

Laura Oliver, Deputy Recorder gave a presentation on what a lot line adjustment, which will be renamed as Boundary Line Adjustment, is and isn't.

6. **APPROVAL OF MINUTES FOR FEBRUARY 5, 2026**

RON GAILEY MOTIONED TO APPROVE THE MINUTES FOR FEBRUARY 5, 2026, MARIANNE BINGHAM SECONDED.

VOTE AYE (5) NAY (0) Approved
Absent Greg Shelton

RON GAILEY MOTIONED TO ADJOURN DANI SCHULTZ SECONDED

VOTE AYE (5) NAY (0) Approved
Absent Greg Shelton

Planning Commission Coordinator