

1 ELK RIDGE  
2 PLANNING COMMISSION  
3 MARCH 26, 2026  
4

5 **TIME AND PLACE OF MEETING**

6 A regular meeting and a Public Hearing of the Elk Ridge Planning Commission was held on Thursday March  
7 26, 2025, at 7:00 p.m. at 80 E. Park Dr. Elk Ridge Utah.  
8

9 **ROLL CALL**

10 *Commissioners:* Lisa Graham, Greg Shelton, Ron Gailey, Dani Schultz, Andy May

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

12 *Public:* Gordon Reynolds, Larry Lee, Chris Butterfield, Joe Wilkins, Clint Ashmead  
13

14 Opening – Dani Schutlz

15 Pledge – Lisa Graham

16 RON GAILEY MOTIONED TO APPROVED GREG SHELTON SECONDED

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18 VOTE AYE ( 5 ) NAY ( 0 ) Approved  
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21 **7:00 PM AGENDA ITEM and PUBLIC HEARING**  
22

23 **1. THE HIGHLANDS AT ELK RIDGE PHASE II**  
24

25 Joe Wilkins, Developer stated Highlands Phase II is a 42 lot development, lots are 20,000 sq ft and the  
26 development meets all current code. The main issue from the last meeting was the intersection at Meadow Lark  
27 and Canyon View Dr. SESD has been notified about moving the utility boxes and the road can be raised two  
28 feet and could come out into the main road to blend it more, which will not affect drainage. A line of sight was  
29 not done. The trail would meet code where proposed, anywhere further up the hill will not meet code due to  
30 steepness of slope.  
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32 GREG SHELTON MOTIONED TO OPEN THE PUBLIC HEARING FOR THE HIGHLANDS AT ELK  
33 RIDGE PHASE II RON GAILEY SECONDED  
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35 VOTE AYE ( 5 ) NAY ( 0 ) Approved  
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37 **PUBLIC COMMENT**

38 Gordon Reynolds appreciates the time and work that has been put into this and thanked everyone.

39 Lisa Larson asked why was the plan scrapped to move the road up.

40 The Developer stated that was never a plan, it was an option from the city planner and is not feasible.

41 Chris Butterfield stated he wants safety first regardless of how many lots are lost.  
42

43 **DISCUSSION**

44 Removing the intersection and making a cul-de-sac would require a general plan amendment. Planning  
45 Commission still has concerns about turning left while traveling left while traveling downhill and going into the  
46 main road making a hump.  
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48 DANI SCHULTZ MOTIONED TO CLOSE THE PUBLIC HEARING FOR THE HIGHLANDS AT ELK  
49 RIDGE PHASE II ANDY MAY SECONDED

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VOTE            AYE ( 5 )                            NAY ( 0 )                            Approved

Lisa Graham stated the subdivision code was changed by the state. This is all new to everyone. The city has not had a subdivision of this size under the new code. The Planning Commission (Land Use Authority) approves the preliminary plat and the Subdivision Revue Committee (SRC) then approves the final plat. Subdivisions do not go through city council any longer unless there is an exception. Lisa Graham went through the timeline of the code 10-15A-11 and the whole code is in Chapter 15.

Greg Shelton recommended an AASHTO analysis which is an in-depth line of sight analysis based on speed, distance and height. It can be done by the developer's engineer who stamps and signs it. They have to adhere to that standard or risk losing their license and it removes the liability from the city. Discussion ensued on the AASHTO report, cutting into the existing road and not moving the intersection.

Discussion ensued on the trail location and leaving it as is and the commission had concerns about asking for the extension of the trail offsite to Rocky Mountain .

The code states trails have to be concrete, and the plan has asphalt per city requests, trails cannot be asphalt. Changing it to asphalt would require an exception which goes to the City Council. Developer is fine with concrete. Discussion ensued on how, per code, a developer would be able to change the plans after a preliminary approval, given that the final plat cannot have any changes when it goes to the SRC. Discussion ensued on recommendations from the city planner and if they are mandatory or just recommendations, they are recommendations if not code. Planning Commission likes development and feels like it will be an asset to the community.

Planning Commission requested the AASHTO report to be done and change the trail to concrete by Monday.

RON GAILEY MOTIONED TO ADJOURN DANI SCHULTZ SECONDED

VOTE   AYE ( 5 )                            NAY ( 0 )                            Approved

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Planning Commission Coordinator