

Elk Ridge Planning Commission

Minor Subdivision Approval | Blackrock Estates

Date: 06/18/2026

To: Planning Commission

I. Background

The applicant is requesting a 2-lot minor subdivision, Blackrock Estates. Staff would like to note that the applicant has been very receptive to making changes in the preliminary work with city staff. Being a minor subdivision (less than three lots), preliminary and final plat requirements are waived, all other application requirements are required (10-15A-8:B Minor Subdivisions).

The underlying zoning of the subdivision is R-1-15,000. Lot 1 is over half an acre and lot 2 is almost 2 acres. All setbacks, building envelopes, and frontages are within code parameters. The plat includes a 10-foot concrete trail along Rocky Mountain Way as per the general plan, and a blow out valve at the end of the cul-de-sac on Stonehaven Circle.

II. Item Before Planning Commission - Minor Subdivision Approval | Blackrock Estates

Elk Ridge staff met as a development review committee and found all aspects of the proposed development fall within the code and city construction standards, with a few points listed below.

Staff requested a 8" Gate Valve (shut off valve) on the water line at Rocky Mountain Way for redundancy. While not currently required by city standards, this addition would minimize disruptions to nearby residents if water shutdowns occur on Stonehaven Circle (current Gate Valves are located in Rocky Mountain Way at the LDS Stake Center and at Armstrong Drive). The applicant has agreed to this significant expense despite it not being a code requirement. **The Planning Commission should confirm the applicant's willingness and, if they agree, include this add-on in the motion for the final plat.**

Required items that need to be a part of the planning commission minor subdivision approval:

1. A geotech report needs to be submitted and approved by city staff before the preconstruction meeting.

2. The final plan will need to replace the Stormtech Chambers shown on multiple sheets with a Sump as per Elk Ridge Development & Construction Standards SD-1 & SD-2.
3. The final plan will need to show cutting an 8" culinary water line T into the existing 8" line on the Rocky Mountain Way water line. The applicant wanted to use a hot cut method used in tying a smaller line into a larger one, but since both lines are 8" that method will not work.
4. The applicant will need to submit:
 - a. Letters from Nebo School District and affected utilities (SESD, Enbridge) agreeing they can serve development; emails from these utilities will be accepted.
 - b. A letter from the post office approving either a central mail box location and/or allow for individual mail boxes for such a small subdivision. If a central box is required, this will need to be shown on the final plat. Note to developer, the post office will want the addresses for each lot (see below).
 - c. A letter from the county that taxes are paid (including rollback) and no debts or liens are placed on the property.
 - d. The title report of subject property.
5. Addresses for both lots need to be shown on the final plat; Lot 1 | 1180 East Stonehaven Circle, Lot 2 | 1185 East Stonehaven Circle.
6. A right of way permit will be needed when cutting into Rocky Mountain Way for the water and sewer infrastructure.
7. Water shares of 2.6 ac ft per acre is required per city code. The lots = 2.51 acres which will be approximately 2.52 acre feet of water required.
8. Lot 1 is on the corner of a collector road (Rocky Mountain Way). The plan should include a note on Lot 1, alerting that "no driveway access can connect to Rocky Mountain Way as per city code".

10-15C-4: LOTS; DESIGN STANDARDS:

C Corner Lots:

1. *Orientation: All vehicular access and egress routes shall be oriented toward a street of minor collector class or lower.*

III. Staff Recommendation

Staff finds that the final plan conforms to city code and development standards with the required items listed above.

Proposed Motion

I move that the planning commission approve the Blackrock Estates Minor Subdivision Final Plan finding that once the requirements presented by staff are met, it adheres to the codes and standards required by the city.

Add-on item: (if applicant is willing): Show on the final plan the staff requested 8" Gate Valve (shut off valve) on the water line at Rocky Mountain Way to add redundancy to the system allowing for less disruptions to neighboring homes during water disruptions.