

ELK RIDGE
PLANNING COMMISSION
APRIL 2, 2026

TIME AND PLACE OF MEETING

A regular meeting and a Public Hearing of the Elk Ridge Planning Commission was held on Thursday April 2, 2026, at 7:00 p.m. at 80 E. Park Dr. Elk Ridge Utah.

ROLL CALL

Commissioners: Lisa Graham, Greg Shelton, Ron Gailey, Andy May, Via Telephone - Dani Schultz

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

Public: Joe Wilkins, Scott Peterson, Atlas, Ammon Christensen, Angie Christensen

Opening – Ron Gailey

Pledge – Andy May

GREG SHELTON MOTIONED TO APPROVE THE AGENDA RON GAILEY SECONDED
VOTE AYE (5) NAY (0) Approved

ANDY MAY MOTION TO MOVE ITEM 1 IN ORDER TO WAIT FOR THE ENGINEER TO ARRIVE
LISA GRAHAM SECONDED
VOTE AYE (5) NAY (0) Approved

GREG SHELTON MOTION TO MOVE ITEM 2 TO FOLLOW ITEM 1 RON GAILEY SECONDED
VOTE AYE (5) NAY (0) Approved

7:00 PM AGENDA ITEMS

3. CODE AMENDMENT, LOT ADJUSTMENT 10-15A-15

Lisa Graham stated the Public Hearing will be before the City Council on April 14th. Lisa spoke with Councilmember Thompson, who drafted the ordinance about changing Lot Line Adjustment to Boundary Line Adjustment as it is now referred to in the state code and he was in agreement to that change. Discussion ensued on language on proof of payment from 3rd party engineer, Under D change to Planning Commission instead of approval by Chair in all places listed. The decision for approval is made by the Planning Commission not city council member or administration.

RON GAILEY MOTIONED TO RECOMMEND THE BOUNDARY LINE ADJUSTMENT WITH THE STATED CHANGES FOR PUBLIC HEARING AND APPROVAL GREG SHELTON SECONDED
VOTE AYE (5) NAY (0) Approved

1. HIGHLANDS AT ELK RIDGE PHASE II

Scott Peterson with Atlas Engineering, Atlas presented a basic sight distance analysis based on 30 mph, that determines the triangle at the intersection of Meadow Lark and Canyon View Dr. Atlas did the analysis based on the plan design. Greg Shelton stated they had asked for the existing shot. Joe Wilkins stated they went off as built, which the city does not have yet. Scott Peterson stated that as built show key points of the plan it includes the road but they don't include the whole surface of the road. What they check for as built are catch basins, hydrants, valves, any changes that were made on site. To say the road is 100% accurate on an as-built, no, they would have to fly a drone and put a surface together that they could check, not a pdf. Greg Shelton stated the boxes need to show on the plans that they would be moved. Lisa Graham and Andy May presented a

detailed video they made showing the line of sight at the intersection showing measurements, 3-foot heights and where they were exactly on the road and when they were out of sight, in going down the hill and up the hill on Canyon View with the camera at the intersection on Meadow Lark. The video shows clearly that the intersection does not meet line of site requirements. Andy May stated he did not think that the road was built to plans.

Evolves is waiting for SESD to get the cost estimate on moving the switch gear boxes. Scott Peterson stated Atlas needs to survey the vertical off of the hill. Atlas will need to shoot it and model it how the road is and see what it needs to be. Lisa Graham stated that they weren't throwing up roadblocks, there really is a problem. Scott Peterson stated they would give the current layout and twitch the enhancements so they can see the finished design. Joe Wilkins said it would have the finished solution. Lisa Graham tabled it until the Planning Commission could see the final design.

2. LOT 72 GENERAL PLAN AMENDMENT TO THE TRAILS MAP

Tabled

4. CODE AMENDMENT, ACCESSORY BUILDINGS 10-2-5

Councilmember Peterson gave background on the development of the accessory apartment and accessory buildings code which was adopted to show that the city was trying to comply with moderate income housing requirements. The amendment is to update the city code to comply with state code amendments. Council has discussed the amendments and would like the Planning Commission input and recommendation. Some of the amendments and discussions were accessory buildings cannot be built on a lot with a primary building. Clarifications were made as to what a portable shed is and what does not require a building permit and sheds can be anchored to a slab. Accessory apartments do require off street parking that is not in front of the primary resident garage and must be a hard surface such as cement, asphalt, pavers, not gravel. Primary residents can live in the ADU or the primary resident. Discussion ensued on ADU's with a garage and the space required for the primary resident use. ADU requirements now state you cannot restrict the size. An ADU with a garage is essentially a second residential home on one lot. The number of parking spaces may need to change depending upon the final state code language. Cargo containers are prohibited. Section C-5 which gave Planning Commission discretion to allow shipping containers or prohibited items, was removed from the code.

RON GAILEY MOTIONED TO FORWARD THE AMENDMENTS TO ACCESSORY BUILDING 10-2-5, ACCESSORY BUILDING PROHIBITED AS LIVING QUARTERS 10-12-6 AND ACCESSORY APARTMENTS 10-12-29 TO CITY COUNCIL FOR CONSIDERATION AND APPROVAL WITH THE MINOR CHANGES STATED LISA GRAHAM SECONDED

VOTE	AYE (5)	NAY (0)	Approved
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5. CODE AMENDMENT, ACCESSORY APARTMENTS 10-12-29

Discussed and motioned with item 4

6. CODE AMENDMENT, SURFACE WATER DISPOSAL 10-15D-3-I-2

Jones and DeMille presented this code to the Planning Commission previously. City Council moved it to Planning Commission last meeting for recommendation.

LISA GRAHAM MOTIONED TO RECOMMEND THE SURFACE WATER DISPOSAL TO CITY COUNCIL 10-15D-3-I-2 RON GAILEY SECONDED

VOTE	AYE (5)	NAY (0)	Approved
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LISA GRAHAM MOTIONED TO ADJOURN RON GAILEY SECONDED

97 VOTE AYE (5) NAY (0) Approved

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Planning Commission Coordinator