

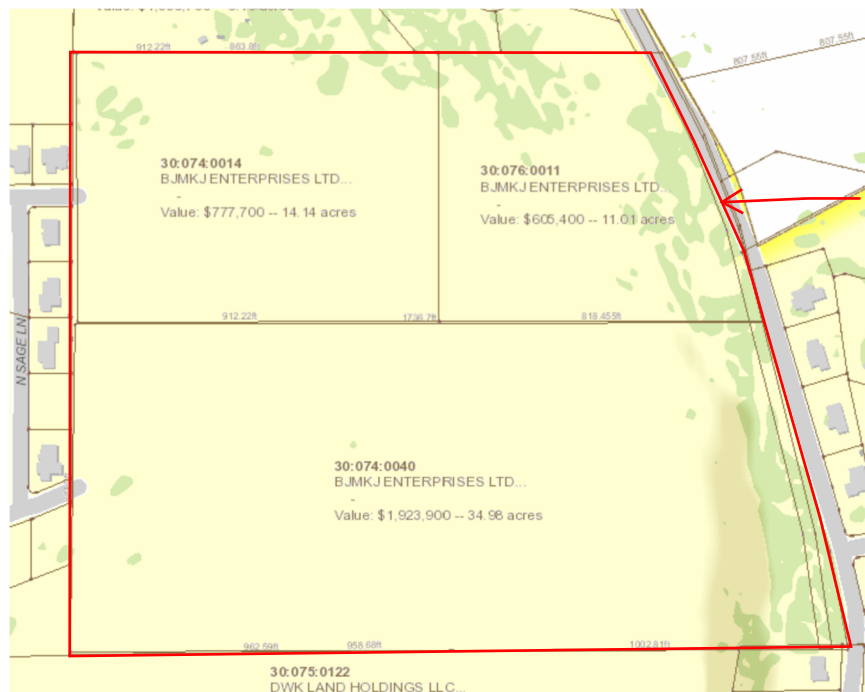


## Project Memorandum

**To** Laura Oliver, Deputy Recorder  
**From** Shay Stark, Contract City Planner  
**Date** June 30, 2021  
**CC**  
**Subject** The Heights at Elk Ridge Rezone

A handwritten signature in blue ink, appearing to read "Shay Stark", is positioned to the right of the "From" field.

An application has been submitted to Elk Ridge City requesting the rezone of 60.13 acres located between Loafer Canyon Road and Sage Lane.



The rezone is minus the proposed Park/Open Space which will remain in the public zone. However, that boundary will be adjusted to match the back of the proposed lots when they are approved.

The parcels are currently zoned as R&L - 20,000. The Applicant desires to rezone the parcels to R-1-15,000. The Future Land Use Map in the General Plan also shows the zoning as R&L 20,000. The proposed rezone will require an amendment of the Future Land Use Map to allow for R-1-15,000.

While an application is for a rezone and typically does not allow for discussion of a particular subdivision, in this case where the rezone does not match the current future land use shown in the General Plan it is important to understand why this is being proposed and why the City would even consider the application. The General Plan shows a future park / open space preserving the natural drainage running along Loafer Canyon Road. While this was originally envisioned as a natural recreation area with trails, exercise stations, picnic tables and maybe

something like a mountain bike course, it was also important to the City to preserve the drainage to protect property by allowing for the efficient movement of flood waters out of the canyon. After the fires and flooding the City has recognized that there are very few places in the canyon that debris from flooding can be caught and flood waters can be directed that will not directly affect private property. This drainage area is an essential part of the overall drainage plan that is developing in the canyon. With the preservation of this area the development of recreational amenities remains a possibility.

Along with the future park / open space the City also has a priority to extend Canyon View Drive to tie into Loafer Canyon as a second direct access route for the older part of the community. This priority also came to the forefront with the fires and the need to evacuate the community. This second access route will be beneficial to all residents as it will spread the traffic out throughout the community. It is preferred that this access route is not fronted by homes as has been done on Elk Ridge Drive through Elk Ridge Meadows so traffic can flow unimpeded.

Both the dedication of land for park / open space and the dedication of land and construction of the secondary access route through these parcels will be very expensive. In order to make this a financially feasible option the Developer needs to be able to construct a similar number of lots to what they would propose in the R&L 20,000 zone if they were not under these constraints. Another option is for the City to pay a portion of the purchase of the land and construction of the road which the City is not in a financial position to do at this time.

The Developer is also willing to develop larger lots along the north and south sides of the property to act as a transition buffer between the various size lots.

The City staff feels that rezoning the parcels to R-1-15,000 provides an opportunity for the City to accomplish the goals of preserving the natural drainage along Loafer Canyon Road and completing a long section of the secondary access route without diminishing the goals and desires of the general plan.

It is recommended that based upon favorable discussion the Planning Commission approve the rezone of the three parcels (Tax ID number's 30-074-0014, 30-076-0011, 30-074-0040) contingent upon the amendment of the General Plan Future Land Use Map to match the proposed zoning and approval of the preliminary subdivision application.

The City would like to stipulate that if the subdivision is not approved the rezone will revert to R&L – 20,000.

If the rezone is approved the General Plan Amendment will be considered concurrent with the Preliminary Subdivision Application.

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