

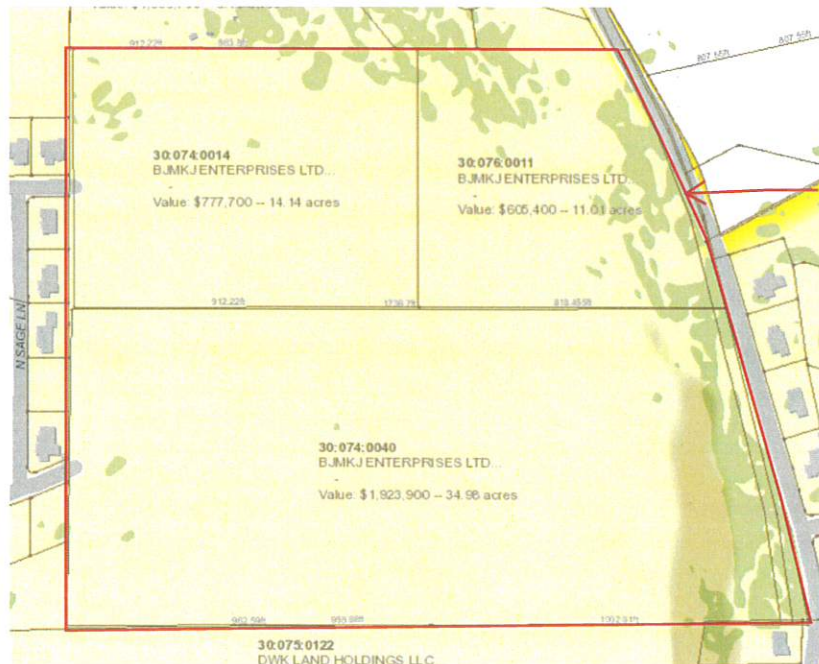


Project Memorandum

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 written over the 'From' and 'Date' fields.

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.

-END-

From: Ford, Dan <Dan.Ford@colliers.com>
Sent: Thursday, July 29, 2021 9:38 AM
To: Darren Hinton; Matt Stewart; Wayne Jones; Darren Hinton
Cc: Laura Oliver; Royce Swensen
Subject: Planning Commission - Highlands at Elk Ridge
Attachments: LOT LAYOUT EXHIBIT 072821.pdf; The Heights at Elk Ridge Rezone June 2021.pdf

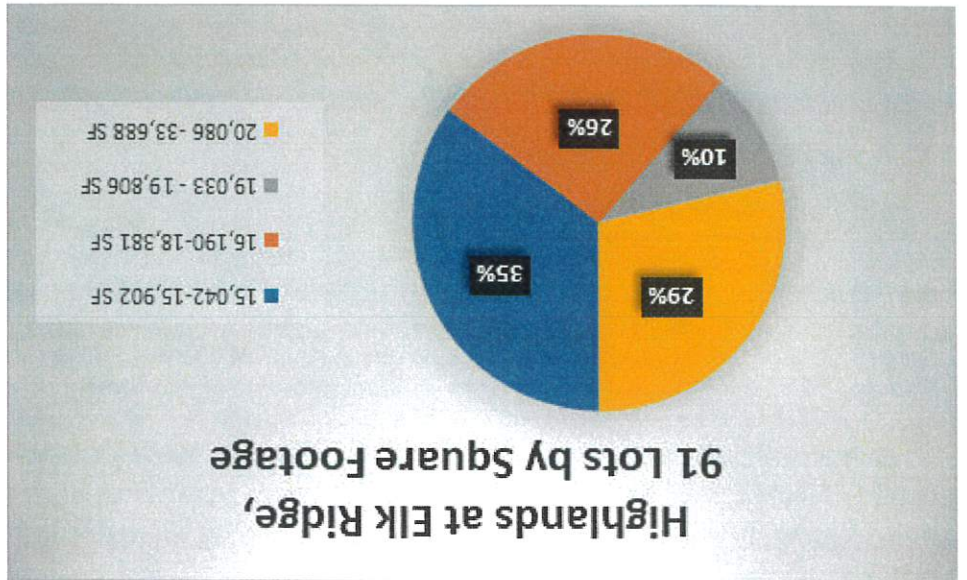
Elk Ridge Planning Commission,

Thank you for your time. I wanted to reach out to you again regarding the Highlands at Elk Ridge Development. I would love to meet with you or have a phone conversation if you are available to discuss and ask questions. I hope the updated plat is a little more easy to read than the engineering drawing plan I previously sent. I will be at the meeting to answer questions as well.

1. Aqua Engineering Staff Report. Please see the attached Aqua engineering staff report. It addresses many of the questions that were brought up by the council as well as residents.

2. Concept Plan- Lot Layout. This is just a concept plan that will be reviewed later for details when we submit for preliminary plat. There are a total of 91 lots. Here is a breakdown on the lot sizes.

Break Down	Lot Numbers
Total Lots 91	
15,042-15,902 SF	32
16,190-18,381 SF	24
19,033 - 19,806 SF	9
20,086 -33,688 SF	26
Total	91



3. Water Calculations: Here is some helpful information regarding water usage on 1/2 vs. 1/3 acre lots. Below are two links to the state guide on water usage. We summarized relevant information on the table below. To be conservative on our calculations, we overestimated usage based on people per home. We ran a hypothetical analysis that shows that even with significantly more 1/3 acre lots and fewer 1/2 acre lots, the water demand on the city is much less.

Internal (Household use - shower, sinks, etc...)			
Internal Average Monthly Total Gallons used per Residence	Internal Average Monthly Total Gallons used per Residence	Total	
	Average Household Size (census has at 3.63 in Utah County)	4	
	Average Daily Gallons per resident	55	
Internal Average Monthly Total Gallons used per Residence			6,600

Project Size (acres) 60.18
Average Gallons per irrigated acre per household 108,616

External (yard, lawn, etc...)	
Yard Usage (Gallons per month per irrigable acre)	Lot Size
	1/2 Acre Lot
	1/3 Acre Lot
Total Monthly Usage in Gallons per Household (External + Internal)	
54,674	36,210
48,074	29,610

Summary with Same number of Lots			
Number of Lots	1/2 Acre Lot	91	
	1/3 Acre Lot	91	
Project Annual Overall Usage (in Gallons)			4,975,361
			3,295,072

Hypothetical for Comparison			
Number of Lots	1/2 Acre Lot	70	
	1/3 Acre Lot	91	
Project Annual Overall Usage (in Gallons)			3,827,201
			3,295,072

I would be happy to meet with you and answer any questions you may have regarding this information or project. If you find something that I should change in my evaluation, please let me know.

Thanks.

Dan

Dan Ford, MBA

Senior Vice President | Utah

dan.ford@colliers.com | [View my profile](#)

Direct: +1 801 666 5502 | Mobile: +1 801 420 0137

2100 Pleasant Grove Blvd. Suite 200 | Pleasant Grove, Utah 84062 | USA

Assistant, Liz Raff

liz.raff@colliers.com

Direct: +1 801 666 4255

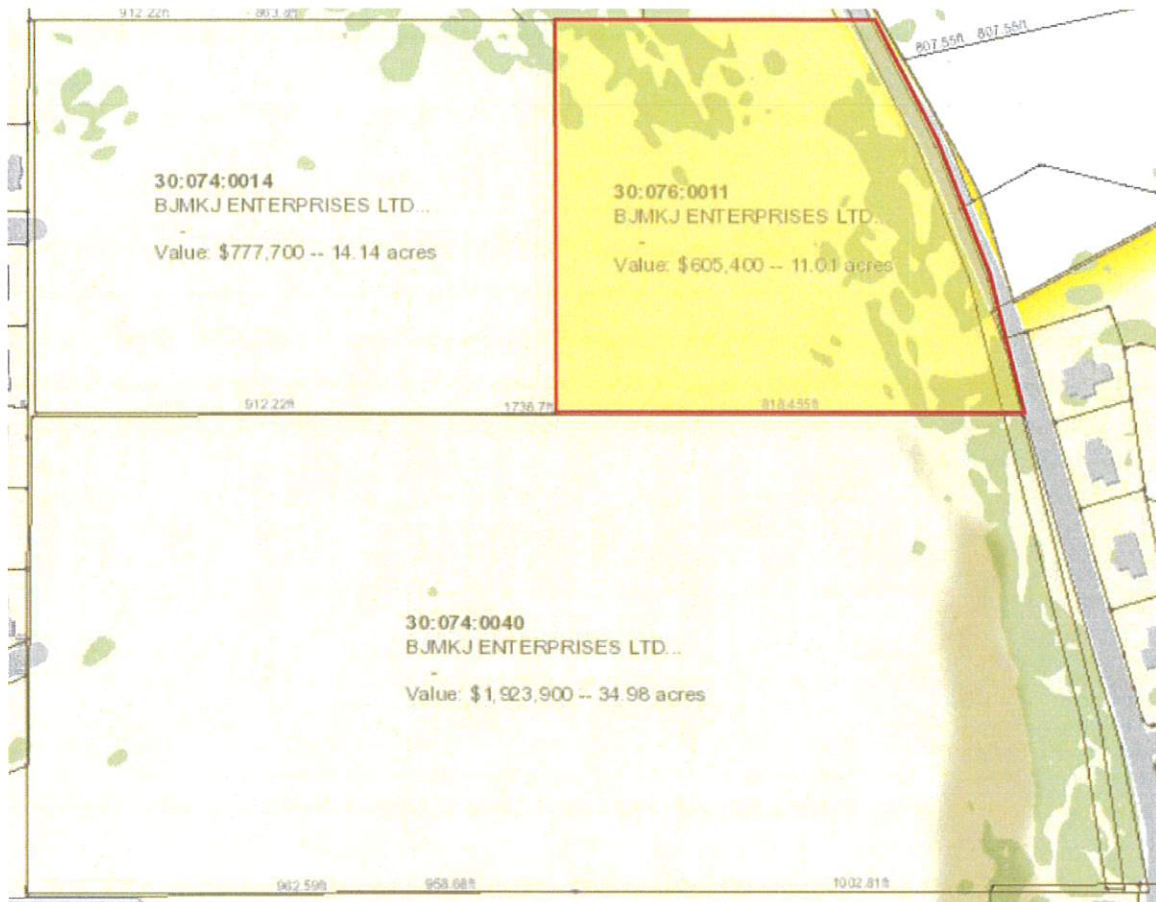
2100 Pleasant Grove Blvd. Suite 200 | Pleasant Grove, Utah 84062 | USA



colliers.com | [View Privacy Policy](#)



Highlands at Elk Ridge Development General Plan Development Capacity



Total Acreage: $14.14 + 11.01 + 34.98 = 60.13$ Acres

General Plan 70% x 43,560 acre

Zone: R-20,000

Calculations: $60.13 \times .70 \times 43,560 / 20,000 = 91.67$ Lots

Table 4: Build-out Residential Units and Developable Acreage

Land Use	Land Use Density	Total Undeveloped Area (acres)	Developable Area (%)	Total Developable Area (acres)	Units
Residential (R-1-12000)	0.28 acres (min. lot size)	4.08	70%	3	12
Residential (R&L 1-20000)	0.46 acres (min. lot size)	153.76	70%	108	232
Hillside Residential (HR-1)	0.92 acres (min. lot size)	169.77	70%	118	129
Residential (R-15000)	0.34 acres (min. lot size)	49.53	70%	34	101
Critical Environment (CE-3)	1.00 acres (min. lot size)	489.01	85%	416	453
Totals	N/A	866.15	N/A	679	927

Table 5: Population and Housing Projections

Population and Housing Projections		
Year	Population	Housing
1980	381	99
1990	771	167
2000	1,838	300
2010	2,436	584
2015	3,043	766
2016	3,317	834
2017	3,715	932
January 2018	Approx. 4,000	1,004
2020	4,453	1,119
2028	5,531	1,390
2030	5,755	1,446
2038	6,742	1,694
2040	7,015	1,763
2048 Build Out	8,167	2,052

Table 5 Origin of Data: Census, Actual, Estimated/Projected



DEVELOPMENT CAPACITY

Highlands at Elk Ridge

