

Royce Swensen

From: Jared Peterson
Sent: Wednesday, July 20, 2022 4:11 PM
To: Ron Gailey; Mayor; Cory Thompson; Tricia Thomas; Nelson Abbott; Tanya Willis; Royce Swensen; Laura Oliver; Maureen Bushman; Ron Hill; Matt Stewart; Melanie Paxton; Larry Lee
Subject: RE: Slope estimates for the CE3 area

Ron,
I did the take-off as a help to define those areas and hopefully have it aid a productive work session.
I will however share my opinion here, taking the following into consideration:

1. The unbuildable areas can be included into the lots.
2. The areas over 30% can't be utilized for roads.
3. The non-grade sewer area will need to be addressed separately and is why I have left them out of the calculations.
 - a. Create a service district. If a lift station is used, the developers can contract with Payson for connections.
 - b. Septic
 - c. Small treatment plant, etc.
4. Limits on the sewer piping (Engineering is looking into this right now).
5. Additional connections allotted from Payson. (I have reached out to Payson and should have a number by our meeting)

When we are all said and done, I believe the gradable sewer area will end up with 300 connections, subtract about 20% for roads and topography, you end up with a $\frac{3}{4}$ acre lot minimum.

Give me a call if you want to discuss. 801-850-7661

Thanks,

Jared Peterson
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Elk Ridge City
JaredP@elkridgecity.org
80 E. Park Dr, Elk Ridge UT 84651

From: Ron Gailey <r.gailey@elkridgecity.org>
Sent: Wednesday, July 20, 2022 2:19 PM
To: Jared Peterson <jaredp@elkridgecity.org>; Mayor <mayor@elkridgecity.org>; Cory Thompson <coryt@elkridgecity.org>; Tricia Thomas <tricia@elkridgecity.org>; Nelson Abbott <nelson@elkridgecity.org>; Tanya Willis <t.willis@elkridgecity.org>; Royce Swensen <royce@elkridgecity.org>; Laura Oliver <laura@elkridgecity.org>; Maureen Bushman <m.bushman@elkridgecity.org>; Ron Hill <r.hill@elkridgecity.org>; Matt Stewart <matts@elkridgecity.org>; Melanie Paxton <m.paxton@elkridgecity.org>; Larry Lee <l.lee@elkridgecity.org>
Subject: Re: Slope estimates for the CE3 area

Jared, this is very helpful.

May I ask a clarifying question? Before asking it, I want to clarify that according to the spreadsheet only 24% of the land would be designated as unbuildable because of slopes, ridges, ravines, etc. Of course, there's non-grade sewer areas, which is technically unbuildable because of sewers.

So, my question is, if we allow construction on the 0%-20% areas, we could have 171 homes there, if we permit one home per acre. And we could have an additional 29 homes if we permit building on 20%-30% areas. So, a total of 200 homes, if one home per acre is allowed. Of course, we could align on one home per 4-acres as well, which would be 50 homes.

Am I reading this correctly?

Ron

From: Jared Peterson <jaredp@elkridgecity.org>

Sent: Monday, July 18, 2022 7:12 PM

To: Mayor <mayer@elkridgecity.org>; Cory Thompson <coryt@elkridgecity.org>; Tricia Thomas <tricia@elkridgecity.org>; Nelson Abbott <nelson@elkridgecity.org>; Tanya Willis <t.willis@elkridgecity.org>; Royce Swensen <royce@elkridgecity.org>; Laura Oliver <laura@elkridgecity.org>; Maureen Bushman <m.bushman@elkridgecity.org>; Ron Hill <r.hill@elkridgecity.org>; Ron Gailey <r.gailey@elkridgecity.org>; Matt Stewart <matts@elkridgecity.org>; Melanie Paxton <m.paxton@elkridgecity.org>; Larry Lee <l.lee@elkridgecity.org>

Subject: Slope estimates for the CE3 area

All,

In an effort to send out the information I was tasked with, I have attached a screen shot from my take off program and a summary.

I have broken it down into 4 areas:

1. Non-grade sewer area
2. Under 20% slope
3. 20% - 30% slope
4. 30% and higher and including unbuildable (ravines, ridges, etc.)

I have only included the current annexed CE3 area, I believe the future annexation areas to the East would follow about the same percentage or less of buildable area.

Let me know if you need any other items estimated?

Thanks,

Jared Peterson

City Council

Elk Ridge City

JaredP@elkridgecity.org

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